

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

Date: 01/09/2020

Scrip Code-523329

**Subject: Submission of Annual Report for the financial year 2019-2020, including Notice of 35<sup>th</sup> Annual General Meeting**

**Re: Disclosure under Regulation 34(1) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015**

Dear Sir/ Madam,

In terms of Regulation 34(1) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, we hereby submit a copy of the Annual Report of the Company for the financial year 2019-2020, including Notice of 35<sup>th</sup> Annual General Meeting scheduled to be held on Friday, September 25, 2020 at 2.00 P.M. (IST), through Video Conferencing / Other Audio Visual Means to transact the business as set out in the Notice convening the Meeting.

The same is also available on the website of the Company at <https://www.eldecogroup.com/investor/eldeco-housing-industries-ltd/investor-relations/reports-presentation/annual-report>

You are requested to take the above information on record and oblige.

Thanking you.

Yours faithfully,

For Eldeco Housing and Industries Limited

CHANDNI  
VIJ

Chandni Vij  
Company Secretary  
Mem. No. : A46897

Digitally signed by CHANDNI VIJ  
DN: cn=CHANDNI VIJ, o=Eldeco Housing and Industries Limited, email=chandni.vij@eldecogroup.com, c=IN  
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204a63699348c67b3c802322  
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**Eldeco Housing & Industries Ltd.**

# ANNUAL REPORT



2019–2020



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Amidst the Covid-19 pandemic, a home continues to serve as the safest and most reliable asset for every single one of us. An ideal home can become strong roots for all the aspects of our life, including career, relationships, entertainment, financial security, safety and more. Eldeco has always aspired to become the facilitator of such ideal homes.

At Eldeco, we keep our customers at the epicentre of everything we do. We commit to transform our customers' dreams and aspirations into a reality. We have always inched towards creating a holistic experience



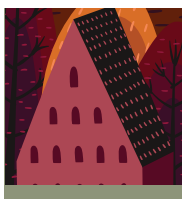


Eldeco Eternia, Sitapur Road, Lucknow

for our residents. Our innovative thought processes paired with unparalleled breadth of experience have allowed us to set new standards of excellence.

The building blocks of Eldeco's projects are aesthetic beauty, abundance of amenities, environment-friendly features and unarguably the best returns on investment for our residents.

With Eldeco, our residents are guaranteed a better life that they rightfully deserve. We do so by giving our residents a home with better lifestyle, better comfort and better value.



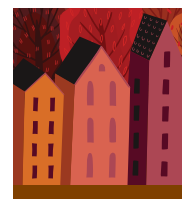
DESIGN



COMFORT



SAFETY



VALUE

— LIVE BETTER —





A home is not just a place to live, it is a feeling of belonging somewhere and a dream of spending life with family and friends. We strive to provide a better lifestyle to our residents by creating homes for their dreams and aspirations in mind.

Eldeco properties are designed and developed with pleasing architectural styles. The interiors shine with a duo of eco friendly and functional design. Highly experienced designers and

architects give our residents a home they always dreamed of.

We ensure the surrounding areas are dense with natural environment, providing central lawns and rows of trees across the complex allow residents to take in fresh air with every breath. We can proudly say that our housing complexes are green enough to give families a healthy atmosphere.



Architecture  
Grandeur



Eldeco Regalia, Off IIM Road, Lucknow

Safety is kept in prime focus even before the construction begins. The quality of construction material and security system adheres strictly to our safety codes. With all the security features Eldeco properties are equipped with, residents are assured a good night sleep without any worries.

Beautiful & functional design, natural surroundings and safety measurements uplifts the overall lifestyle of the Eldeco residents.



Green  
Landscapes



Spatial  
Excellence



Eldeco Samriddhi, Udyan II, Raebareli Road, Lucknow



Functional  
Design



Eco Friendly  
Designs



# Better Comfort

Eldeco properties are known for their abundance of amenities. We have always thrived to build spaces that not only give comfort to the residents but also inspire them to reach extraordinary heights.

Individual houses and apartments are carefully designed to give our residents the best of modernity and functionality. The houses and apartments feature ample of usable space for maximum comfort.

Several Eldeco properties are equipped with outdoor and indoor entertainment areas including clubs, pool, gardens, kids' area, gym and more. Few projects also provide in-house departmental stores for the convenience of residents.



Indoor &  
Outdoor  
Entertainment



Kids corner



Eldeco Shaurya, Bijnore Road, Lucknow





Parks



It's our unwavering endeavour to provide basic necessities at convenient distance to our customers. Our projects provide easy access to various neighbourhood conveniences viz. schools, business parks, malls, public transport, national highways and more.



Departmental Stores



Accessibility

# Better Value

We, at Eldeco, surpass our customer's expectations by ensuring the best possible value returns for their investments. We aim to continue designing great houses at affordable prices so everyone can access their dream home.

Buying a home is both, emotionally and financially demanding dream. To make this dream within the reach of one and all, we have kept the ticket size of our product offerings in the affordable range of around Rs. 40 - 45 lakhs. Along with economical pricing, we also



Upliftment in  
Lifestyle



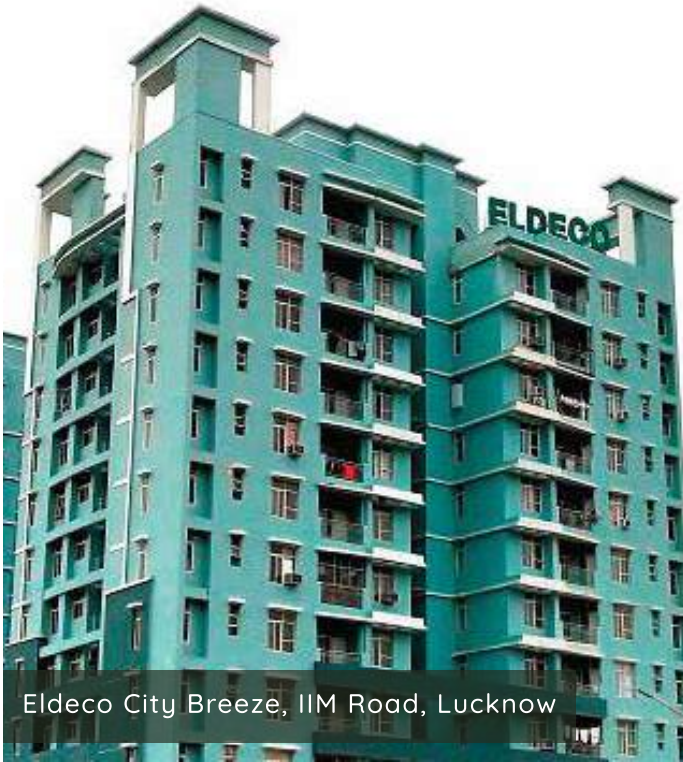
Affordable  
Price Range





provide easy payment plans to home buyers to further take some weight off them.

Eldeco properties across the region have witnessed a significant value appreciation over the time. Over the years, 8,000 families have benefited from our price-points and payment flexibility coupled with our strong market presence.



Eldeco City Breeze, IIM Road, Lucknow



Fast Project completion Rate



Easy Payment Plans



Eldeco City Arcade at Eldeco City, IIM Road, Lucknow



Value Appreciation

# Live Better Live beyond

Over the years, Eldeco has built a strong brand value for which our stakeholders have observed a steady growth in their portfolio. Despite economic headwinds, we have had a debt-free balance sheet for the last 5 years showcasing our successful capital management strategies.

We are embracing the changing market scenarios and are prepared to thrive in the coming years with a strong portfolio of correct product mix. We are planning to add more large scale projects in the adjoining areas to expand our business further.



**GROWTH**  
3 Year Revenue CAGR of  
9%



**BALANCE SHEET STRENGTH**  
Zero Bank Debt for last  
5 years



**PROFITABILITY**  
3 yrs Avg. ROE of  
20%



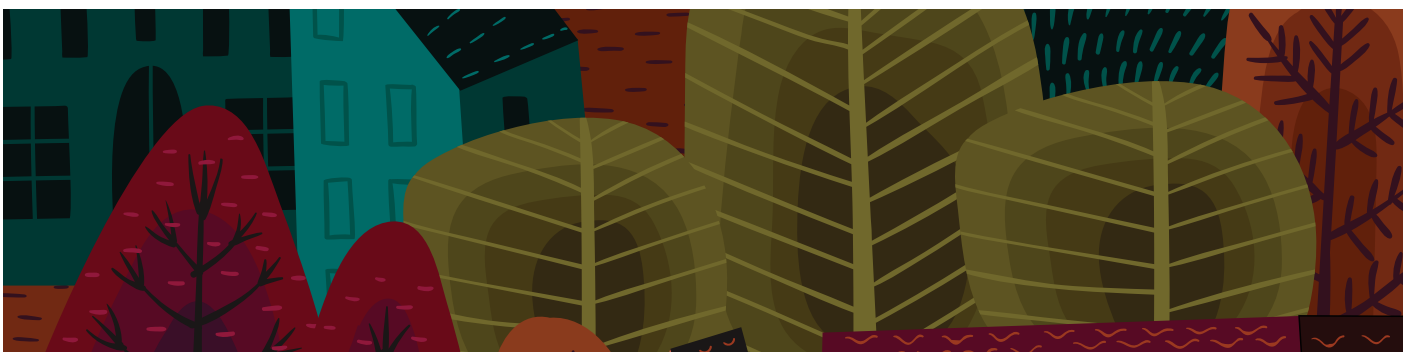


By adopting a holistic approach for our customers, Eldeco has grown larger and wider with each passing year. Our business philosophy coupled with solid execution has enabled us to become synonymous with the top real estate brand in several cities.

**Live better, Live beyond** - that's the motto we strive to achieve every single day. We are determined to go above and beyond to give our customers - a dream home, employees - a great work environment and investors - solid returns on their investments.



Eldeco Saubhagam at Amar Shaeen Path, Lucknow.





# ABOUT ELDECO



Eldeco Housing and Industries Ltd. (EHIL) is a part of Eldeco Group, a forefront real estate brand in North India since 1985.

With over three decades of experience, EHIL has enjoyed an uninterrupted market leadership position in the real estate arena of UP, most notably Lucknow. The company is listed on the Bombay Stock Exchange and has a record of continuous dividend since inception. Eldeco Group has delivered more than 200 projects spanning townships, high-rise condominiums, industrial estates, malls, and office

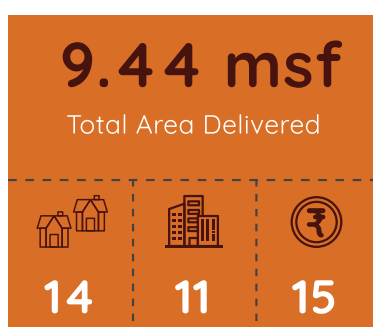
complexes. The Group has undertaken 30 housing projects that include multi-storied apartments & township development, shopping centres, office complexes, industrial parks, and more. The projects are spread across Noida, Greater Noida, Faridabad, Gurgaon, Sonapat, Panipat, Ludhiana, Jalandhar, Lucknow, Kanpur, Panchkula and Sitarganj.

# Leading and established real estate developer in Lucknow

## OUR PROJECTS

Lucknow is one of the fastest growing cities with high demand for residential & township projects. EHIL is an established name in the city and has several projects as below:

### Delivered Projects



 Group Housing

### On-going Projects



 Township

### Forthcoming Projects



 Commercial

## BUSINESS VERTICALS

EHIL has built one of the most diversified real estate portfolio spread across various domains as below:

### Group Housing

- Eldeco Saubhagyam
- Eldeco Eternia
- Eldeco City Breeze
- Eldeco City Dreams

### Townships

- Eldeco City
- Eldeco Samridhi
- Eldeco Shaurya
- Eldeco Regalia

### Commercial

- Eldeco Elegante
- Eldeco Express Plaza
- Eldeco City Arcade
- Eldeco Saubhagyam Arcade

# CORPORATE PHILOSOPHY

## Mission

To drive high grade real estate development in North India simultaneously providing enhanced returns to the shareholders.

## Vision

- \* To be the foremost player of North India across all our business verticals
- \* Achieving success by adhering to our commitment of 'creating value and cementing trust'.



# CORPORATE SOCIAL RESPONSIBILITY

Corporate Social Responsibility (CSR)

Committee monitors and ensures far reaching benefits for immediate neighborhood and society at large.

“CSR Activities involve significant contribution to environment”

- Efficient Waste Management System
- Extensive Rain Water Harvesting
- Introduction of Eco friendly E-Rickshaw at Townships
- Installation of Solar Panels



# HISTORY & MILESTONE



- In 1975, Eldeco Group founded by S.K Garg
- In 1985 EHIL got Listed on BSE



**1975-1985**

**1986-1995**



- Strengthened its Market Position
- O.P. Bajaj joined as Co-Promoter
- Best builder excellence award and
- The Best Entrepreneur of the decade



- Pankaj Bajaj joined as a Promoter Director of EHIL
- Expanded Operations in Lucknow & Kanpur
- Pride of India Gold Medal for international excellence



**1996-2005**

**2006-2015**



- Launched Eldeco City, Exclusive 133 acres Township Project
- S.K. Garg exits as Promoter
- Large scale deliveries achieved in Lucknow



- “Brand Leadership Award ,2018”, by World Marketing Congress
- Awarded “Best Value for Money Project” for Eldeco Saubhagyam



**2016-2019**

# CORPORATE INFORMATION

## Board of Directors

Pankaj Bajaj  
Chairman cum Managing Director

Shrikant Jajodia  
Director

Ranjit Khattar  
Director

Anil Tiwari  
Director

Rupali Chopra  
Director

Ashish Jain  
Director

## Chief Financial Officer

Sushil Duti Mishra

## Company Secretary

Chandni Vij

## Audit Committee

Anil Tiwari (Chairman)  
Pankaj Bajaj  
Ranjit Khattar  
Ashish Jain

## Nomination and Remuneration Committee

Anil Tiwari (Chairman)  
Ranjit Khattar  
Ashish Jain

## Corporate Social Responsibility Committee

Anil Tiwari (Chairman)  
Pankaj Bajaj  
Shrikant Jajodia

## Stakeholders' Relationship Committee

Anil Tiwari (Chairman)  
Shrikant Jajodia  
Ashish Jain

## Bankers

State Bank of India  
Punjab National Bank  
ICICI Bank  
HDFC Bank

## Statutory Auditors

M/s B S D & Co,  
Chartered Accountants  
810, 8th Floor, Antriksh Bhawan,  
22 Kasturba Gandhi Marg,  
New Delhi-110001

## Registrar and Share Transfer Agent

M/s Skyline Financial Services Pvt. Ltd.  
D-153A, 1st Floor, Okhla Industrial Area,  
Phase-I, New Delhi - 110 020  
Ph.: 011-40450193-97

## Stock Exchanges where Company is Listed

BSE Limited  
Phiroze Jeejeebhoy Towers  
Dalai Street, Mumbai 400 001

## Registered Office

Eldeco Corporate Chamber-1, 2nd Floor,  
Vibhuti Khand (Opp. Mandi Parishad),  
Gomti Nagar, Lucknow-226010

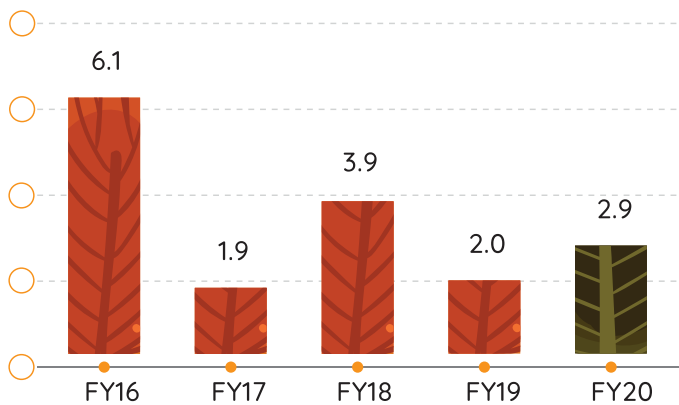
## Divisions

- Virendra Smriti Complex, First Floor, 15/54-B, Civil Lines, Kanpur - 208 001
- 201-212, 2nd Floor, Splendor Forum, District Centre, Jasola, New Delhi- 110 025

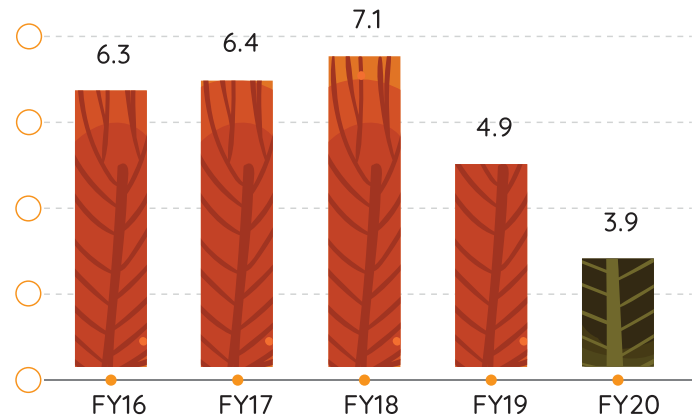


# KEY OPERATIONAL HIGHLIGHTS

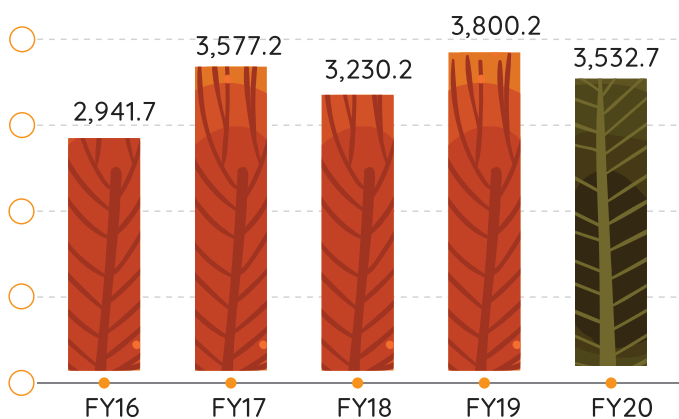
Area Booked (Lakh Sq. ft.)



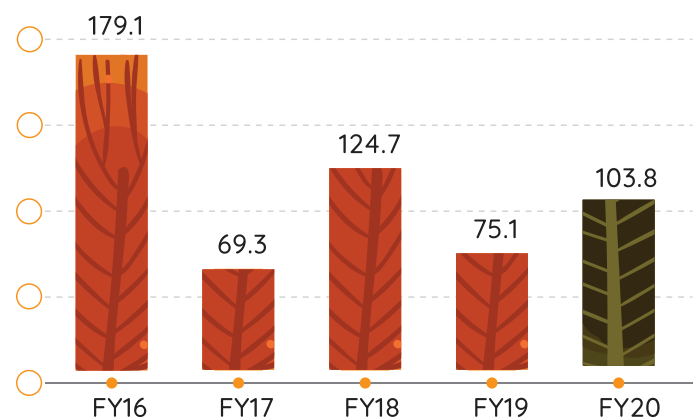
Area Constructed (Lakh Sq. ft.)



Average Realisation (Rs. / Sq. ft.)



Value of Area Booked (Rs. Cr.)



# LAST FIVE YEAR FINANCIAL HIGHLIGHTS

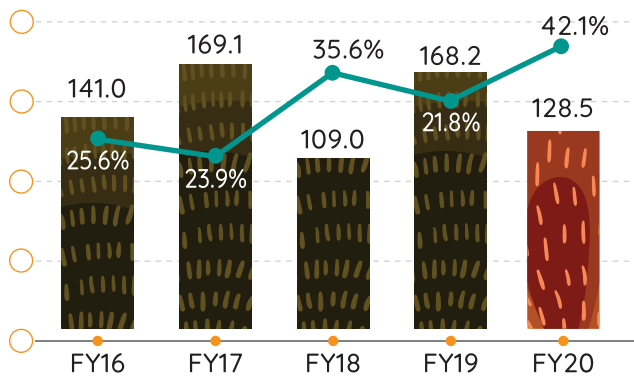
(Rs. Crs. except as stated otherwise)

<b>Consolidated</b>	<b>FY16</b>	<b>FY17</b>	<b>FY18</b>	<b>FY19</b>	<b>FY20</b>
Net Revenue	141.0	169.1	109.0	168.2	<b>128.5</b>
Other Income	8.1	5.4	4.7	5.6	<b>7.0</b>
<b>Total Revenue</b>	<b>149.0</b>	<b>174.5</b>	<b>113.6</b>	<b>173.8</b>	<b>135.5</b>
EBIDTA	36.1	40.5	38.8	56.2	<b>54.1</b>
Depreciation	0.6	0.5	0.3	0.2	<b>0.6</b>
EBIT	35.5	40.0	38.5	55.9	<b>53.4</b>
Finance Cost	5.3	3.0	2.0	1.9	<b>0.9</b>
Profit before tax	30.2	36.9	36.6	54.0	<b>52.5</b>
Tax Expense	10.3	13.2	11.2	15.7	<b>13.4</b>
<b>Profit after Tax (PAT)</b>	<b>20.5</b>	<b>22.7</b>	<b>24.2</b>	<b>36.6</b>	<b>39.2</b>
Equity Share Capital	2.0	2.0	2.0	2.0	<b>2.0</b>
<b>Networth</b>	<b>106.0</b>	<b>124.7</b>	<b>150.1</b>	<b>183.7</b>	<b>210.7</b>
Total Debt (Including Current Maturities)	53.4	3.3	2.2	0.5	<b>0.5</b>
Current Liabilities	282.7	268.4	239.0	252.8	<b>253.3</b>
Net Fixed Assets (Including Intangible and Goodwill)	6.0	13.5	13.0	12.9	<b>15.5</b>
Cash and Cash Equivalent	11.3	17.2	31.6	64.0	<b>88.3</b>
Current Assets	375.7	377.4	373.0	420.8	<b>445.0</b>
Total Assets	391.8	397.8	392.4	438.9	<b>468.9</b>
<b>Earnings per Equity Share (Rs)</b>	<b>104.2</b>	<b>115.7</b>	<b>123.3</b>	<b>186.3</b>	<b>199.2</b>
Book Value per Equity Share (Rs)	539.2	634.1	763.0	934.3	<b>1071.4</b>
Dividend per Equity Share (Rs)	10	12.5	12.5	17.5	<b>17.5</b>
Equity Dividend (%)	100%	125%	125%	175%	<b>175%</b>

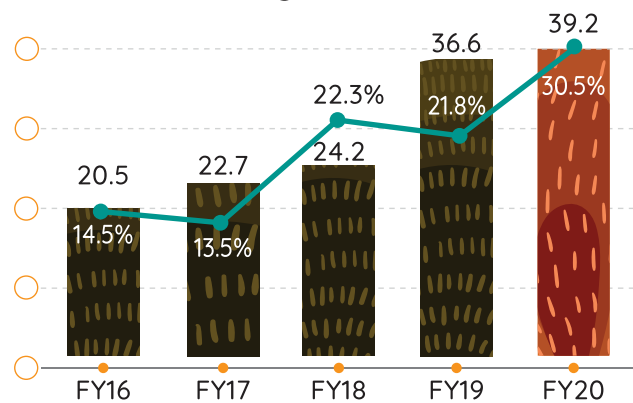
Note 1: Note: PAT and EPS are after adjusting Minority Interest

Note 2: The financial statements for the year ended 31st March, 2018 (FY18) are the first financial statements, the Company has prepared in accordance with Ind AS. For the purpose of comparatives, financial statements for FY17 are also prepared under Ind AS by the Company. FY19 numbers are also as per IND AS.

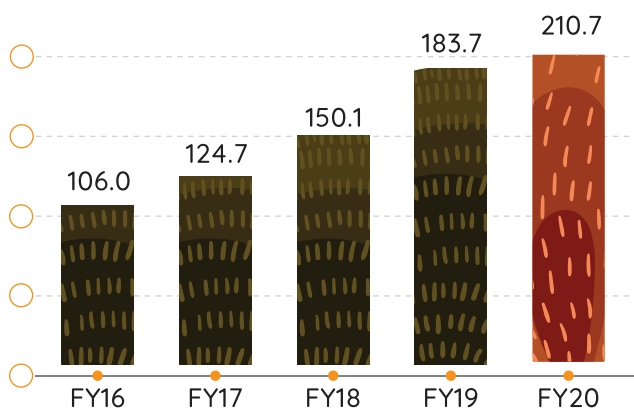
### Revenue & EBIDTA Margin



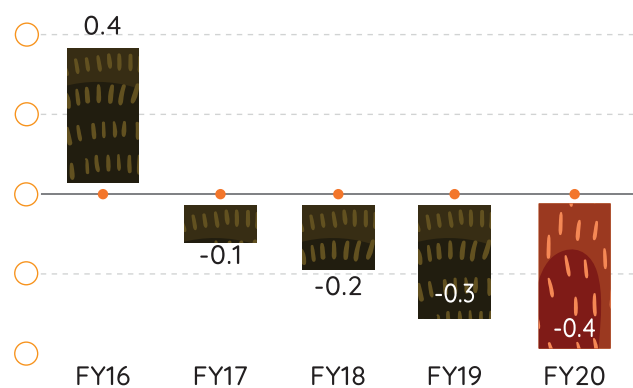
### PAT & PAT Margin



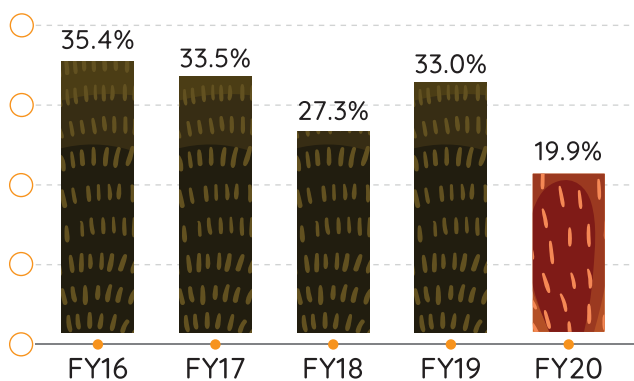
### Networth (Rs. Cr.)



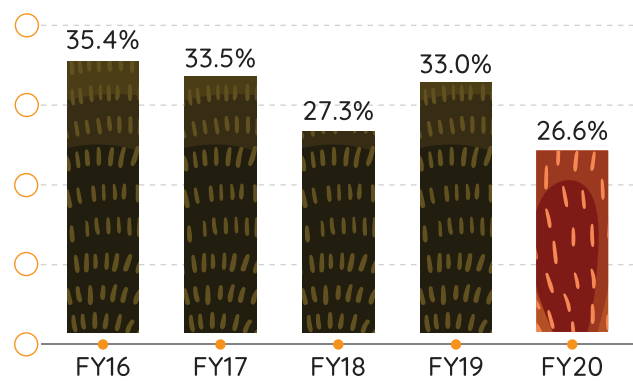
### Net Debt/Equity (x)



### ROE (%)



### RoCE (%)



5 Year Average: 20%

5 Year Average: 31%



Dear Shareholders,

It is my pleasure to present the Annual Report of Eldeco Housing & Industries Ltd. (EHIL) for the year ended March 31, 2020. The world around us has been undergoing unprecedented challenges arising out of COVID-19 pandemic that have altered the business paradigm in every sector, including the real estate and construction industry. While the market environment continues to pose challenges, we are glad to share that our Company has shown the resilience to manage such hurdles.

“The Company continued to stay long term debt free in FY20”

During the year under review, we have achieved consolidated revenue of Rs 128.53 crore in FY20 as compared to Rs 168.19 crore in FY19, representing a decline of 23.58% YoY. The decline is mainly due to the fact that sizeable project deliveries are nearing completion. This will get recognised as revenue in the following years as per current accounting guidelines. Consolidated EBITDA has decreased by 3.68% to Rs 54.09 crore in FY20 from Rs 56.15 crore in FY19. Consolidated Net Profit increased by 6.96% to Rs 39.18 crore in FY20 from Rs 36.63 crore in FY19. Importantly, the Company continued to stay long term debt free in FY20.

Over the past few years, Lucknow real estate market has witnessed significant growth due to flourishing infrastructure, state capital status, better job opportunities, being an education hub of the state and influx of migrants and investments from the catchment areas. Moreover, across the country, there is a trend of home buyers gravitating towards organised developers. Eldeco, being a leading developer in Lucknow, with a reputed brand and proven track record of delivery is well positioned to capitalise on this trend.

Owing to our regional focus, we command a strong execution cycle, faster approvals process, and customers' trust.

During the year under review, our Company has completed a 33 acres township project named 'Eldeco Regalia'. In June 2020, registries and possessions have started and the completion certificate is expected soon. During the year, we have started construction at 'Eldeco Inner Circle' and Tower 5 of 'Eldeco Saubhagya'. The site work of our new integrated township project 'Eldeco Imperia' is expected to commence soon.

Currently, we have project pipeline of around 1.37 msf of saleable area under various stages of development and construction. To build project pipeline, we are exploring new land parcels around Lucknow area. The current pandemic and credit crunch would auger well to reduce our land purchase cost, as we expect long awaited correction to happen in the land market. To accelerate the growth path, we have started to test water in periphery markets, by entering into a new project in Bareilly. On achieving success, we aim to expand this strategy to expand our geographical presence.

EHIL is expected to benefit from three long term trends viz. a long term recovery in residential sector, customer's preferences towards horizontal township format over vertical apartments' format and robust growth expected in tier 2 cities. We at EHIL are uniquely positioned with zero debt in our Balance Sheet currently. We shall be using our balance sheet strength in times to come to partner with banks and funds for our next phase of growth.

Our Company is confident in dealing adequately with the current circumstances amidst the pandemic. Our short term primary objective is to ensure health and safety of our employees and labourers along with fulfilling customer needs.. Long term, we will continue to focus on mid income housing segment and capitalise on the strong underlying growth trends..

“We command a strong execution cycle, faster approvals process, and customers' trust”

Our Company has maintained consistency in paying dividend to the shareholders. The Company has declared an interim dividend of 175% amounting to Rs 17.5 per share in FY20.

I take this opportunity to thank all the shareholders including our vendors, customers, Central and State government bodies, investors and business associates for continued faith in us. I also thank my colleagues on the Board for their valuable contribution and all the employees for their constant efforts towards the growth and the reputation of the organisation. Your trust has been our biggest inspiration. I thank you all and look forward to your continuous support and co-operation.

Stay safe and stay healthy!

Sincerely,

**Pankaj Bajaj**

Chairman cum Managing Director



# ELDECO REGALIA

Come home to a regal life.  
Extra-ordinary home, premium lifestyle.



Eldeco Regalia, Off IIM Road, Lucknow

With state-of-the-art infrastructure, convenient shopping centres, school inside the township, and many more features, Eldeco Regalia is a complete package for a house owner. Our club Lutyens is an added charm to the township with swimming pool, gym, party lawns and more.





Eldeco Regalia is an epitome of a premium space packed with incredible lifestyle features and beauty at every corner.



“The gated property features colonial architecture with beautiful landscapes and plenty of space for entertainment.”



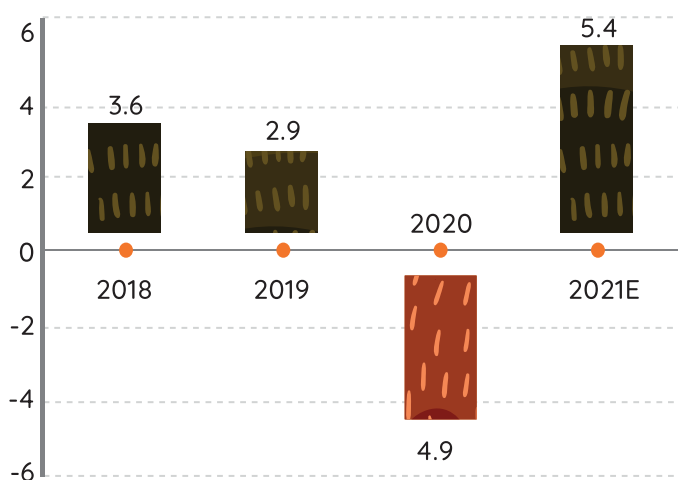
# MANAGEMENT DISCUSSION & ANALYSIS

## Economy Overview

The COVID-19 pandemic in early 2020 and ensuing economic lockdowns have slashed global growth forecasts for 2020. The COVID-19 impact on the global economy is deeper as the economic activity remains suppressed amid concerns of multiple waves of contagion, aggregate demand shocks, global supply chain disturbances and consequently lower global economic output.

According to the IMF, the world GDP is expected to shrink by almost 4.5% in 2020 – more than the decline seen during the Global Financial Crisis of 2008. However, governments around the world are reacting swiftly to provide relief measures through increasing health spending, implementing accommodative monetary policy, injecting liquidity into the system and providing fiscal stimulus. In the baseline scenario, global activity is expected to recover from the second quarter of 2020 and is projected to grow by 5.4% in 2021. Consumption is expected to strengthen gradually next year, and investment is also expected to firm up, but to remain subdued. Further, even as economic activity resumes, the recovery will be gradual, uneven and protracted.

### Global GDP Growth trend (%)

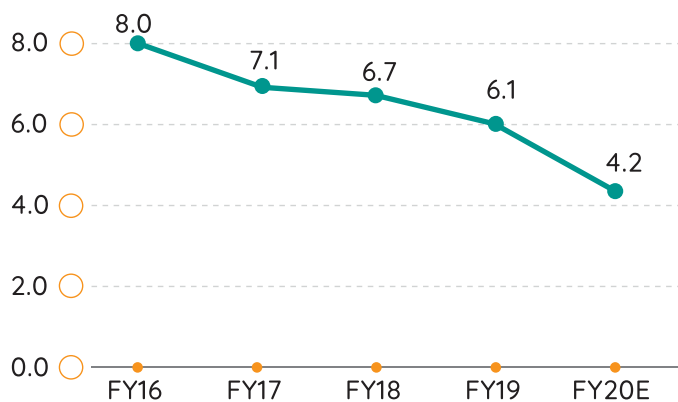


Source: IMF Report – June 2020

## Indian Economy

The COVID-19 induced nationwide lockdowns and restrictions have pummelled economic activity in India. The pandemic has resulted in supply chain disruptions, fall in consumption demand, halt in manufacturing, construction and agricultural activities along with stress on the banking and financial sectors. As per the third advance estimates released by the Central Statistics Organisation (CSO), the growth in real GDP during FY20 is estimated at 4.2% as compared to 6.1% in FY19.

### Indian GDP Growth Trend (%)



Source: Central Statistics Organisation, 3rd Advance Estimates dated 29th May, 2020

IMF in its world economic outlook June 2020, has forecasted Indian economy to contract by -4.5% in FY20 and the growth to recover to 6.0% in FY21. India is the 5th largest economy in the world by nominal GDP and 3rd largest in terms of Purchasing Power Parity (PPP). Moreover, India is expected to recover fast and return to its normal growth trajectory on the back of digitisation, globalisation, and favourable demographics. (Source: CSO, Press Information Bureau of India).

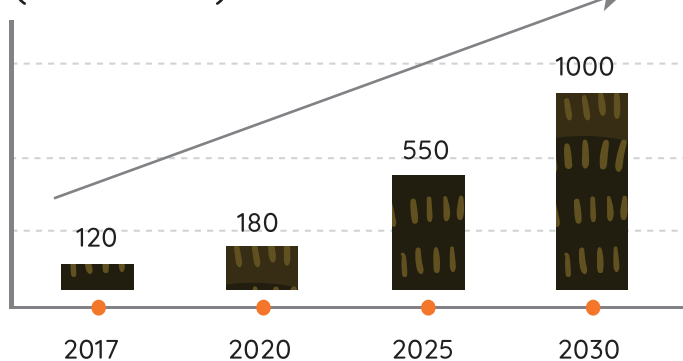
## Industry Overview

### Indian Real Estate Market

The real estate sector plays a significant role in the Indian economy and is connected with multiple industries.

The industry's share to the overall country's GDP growth rate is expected to increase from 6%-7% in 2019 to 13% of the country's GDP by 2025. The current estimated market size of the industry is Rs. 12 lakh crore (USD 180 bn) for FY20. By 2030, the Indian real estate industry is expected to touch Rs. 65 lakh crore (USD 1 trillion), becoming the third largest globally. Residential, commercial and retail are the three key asset classes, which have primarily been contributing to the sector's growth.

### India's Real estate Market (USD Billion)



Source: Anarock Report

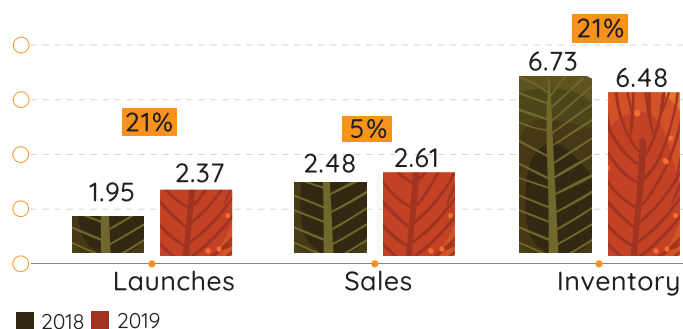
### Residential Real Estate

The residential segment in India contributes 80% of the entire real estate sector out of which, top seven cities accounts for around 70%. The slowdown in the economy owing to the reduced consumption coupled with the liquidity crisis had a cascading effect on the Indian housing sector in 2019.

The housing sales of top seven cities in India stood at 2.61 lakh units in 2019, representing a yearly growth of 5%. It shows some signs of stability as developers have been reconciling to new reforms such as RERA and GST. During the year 2019, Indian residential units witnessed a growth of 21% YoY in launches, owing to government initiatives for affordable housing and smart cities. Of the estimated 2.37 lakh new unit launched in 2019 in the top seven cities, nearly 40% or approximately 92,000 units have come in the affordable housing segment (units priced <₹ 40 Lakh). Steady uptake of ready-to-move in

residential inventory led to decline in inventory by 5% from 6.73 lakh units in 2018 to 6.48 lakh units by the end of 2019. Homebuyers have become extremely price conscious during the past few years. As a result, developers are consciously reducing the average property sizes across cities to fit their properties in the expected budget range.

### Indian Residential Market (Lakh Units)



Source: Anarock India Residential Real Estate 2019 Annual Round-up

Note: Figures represent the top seven cities of India –Mumbai Metro political Region (MMR), NCR-Delhi, Bengaluru, Chennai, Pune, Hyderabad and Kolkata.

### Growth drivers for the sector

- Affordable Housing and Housing for All:** Backed by several government reforms and developers' realignment of product-mix and growing population, the focus has now been shifted towards affordable housing from luxury and mid segment housing. Under Pradhan Mantri Awas Yojana (PMAY) – Urban, the Government has estimated demand of 1.12 crore houses for urban poor. As on January 1, 2020, out of 1.03 crore houses approved, 60 lakhs have been grounded for construction, of which 32 lakh houses have been completed and delivered. (Source: Economic Survey 2019-20)
- Alternate Investment Fund:** Government has approved the establishment of a 'Special Window' fund of up to Rs 10,000 crores to provide priority debt financing for the completion of stalled housing projects that are in the 'Affordable and Middle-Income' housing sector. The initiative will encourage builders as well as



# MANAGEMENT DISCUSSION & ANALYSIS

incentivise the consumers to buy houses. The fund will be set up as a Category-II AIF (Alternate Investment Fund) debt fund registered with SEBI and would be run professionally. (Source: Economic Survey 2019-20)

• **Rapid Urbanization:** Rising income and employment opportunities have led to growing urbanisation and higher demand for affordable housing. India's urban population is expected to reach 525 million by 2025 from 460 million estimated in 2019. The demand for property will be further aided by rising nuclear families owing to urbanisation. • **Demand in tier II and III cities and rural areas:** The healthy growth trajectory is expected in these areas. Developers with income generating assets, healthy balance sheets and brand recognition are in a better position to increase rural penetration.

• **Consolidation among developers is expected to gain momentum:** Owing to COVID 19 led shutdown, the existing under construction / completed projects might get stalled while new launches are expected to get delayed. Further, delay in approvals and unavailability of contract labour would impact the under construction projects. This crisis provides an opportunity to stronger developers to benefit from the ongoing consolidation as they have sufficient liquidity to successfully tide over it. Developers with income generating assets, delivery capabilities and a healthy balance sheet are in a better position to consolidate.

• **Growth of Commercial Real Estate:** The Commercial real estate industry saw a steady growth in 2019 despite temporary roadblocks like the ongoing economic slowdown. The office space transacted in 2019 reached a record high of 60.6 mn sq ft (msf) in 2019, representing a 27% YoY growth over 2018. Sectors such as IT and ITeS, retail, consulting and e-commerce have registered high demand for office spaces. IT Parks and SEZs are being developed in Tier II and Tier III cities to accommodate the demand for low cost office spaces. Higher trend of remote working / co-working (requires 20-25% less

space) in MNCs / start-ups is increasing at a rapid pace, accounting for around 13% of the total office space transactions in 2019, up from 5% in 2018.

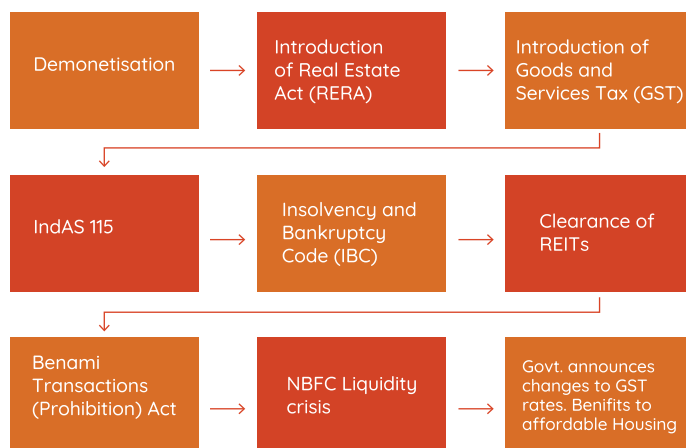
## • Government Policies and Initiatives

The real estate sector in India has gone through a series of disruptions over the last 2-3 years due to the implementation of Goods and Services Tax (GST), Real Estate Regulation and Development Act (RERA), NBFC liquidity crisis and accounting policy changes. Builders and developers are also being encouraged to undertake affordable housing projects. Reduction in GST rates to 1% for affordable housing and 5% for others is likely to have a positive impact on home buyers.

## Recent announcement under Atma Nirbhar Bharat Stimulus

- The Credit Linked Subsidy Scheme (CLSS) for middle income group, operationalised from May 2017, was earlier extended till March 2020. Under the new initiative, CLSS for the purchasing of new affordable houses has been extended till March 2021.
- Covid-19 to be treated as an event of "Force Majeure" under RERA. RERA imposed completion deadlines on real estate projects scheduled to expire on or after March 25, 2020 has been extended by up to six months. The measures will de-stress real estate developers and ensure completion of projects with extended timelines also coming to aid amid labour crisis.

## Sector metamorphosis in the last 2-3 years led to consolidation



## Outlook

As per the latest Anarock report, considering the impact of COVID-19 pandemic, achievement of the industry growth projections are uncertain. At the same time, the turmoil has created a new wave of consolidation in the sector. The developers having balance sheet strength would be better positioned to absorb the development pipelines. This will allow reputed and organised developers to dominate and increase their market share. The demand for completed inventory and affordable housing segment remained firm even during this pandemic.

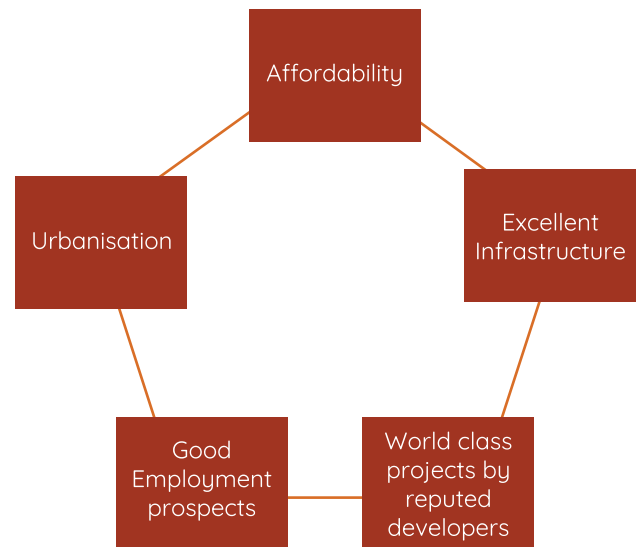
From long term perspective, the reformative steps brought into the real estate sector such as RERA, IBC etc. will enhance transparency along with financial discipline and increased efficiency. These are expected to yield successful results in the future and help establish Indian real estate as a preferred destination for global investors, occupiers, and homebuyers.

(Source: Economic Survey 2019-20, Press Information Bureau, Anarock,)

### Lucknow Residential Market

Lucknow, the capital city of Uttar Pradesh (UP) is emerging as one of the fastest growing non-metropolitan cities of the country. The infrastructure of the major metropolitan cities is already encumbered now. Consequently, Tier 2 Cities like Lucknow, witnessing increased economic activities and a reduction in the outward migration to the metros. Lucknow can be categorised as the most favoured real estate destination owing to Urbanisation, nuclearisation of families, rising income level, reasonable real-estate prices, Government initiative for affordable housing and cost-advantage.

### Key Growth Drivers



**Urbanisation:** The city is showing radical growth driven by low cost of construction, industrial expansion, enhanced connectivity, increasing medical /educational facilities and rising job opportunities thereby attracting increased migration from the neighbouring cities. New roads, malls, residential developments and social infrastructure within Lucknow, its suburbs and along the highways will continue to thrive Lucknow as preferred destinations for real estate investments.

**Expressway:** Agra-Lucknow Expressway, inaugurated in November 2016, is considered as a 'growth highway' for Lucknow and pride of UP. It is India's longest Greenfield road project that was constructed in a record time of 22 months. The alignment of the Expressway linking prominent cities with agricultural and industrial centres is expected to boost Uttar Pradesh's economic and real estate development.

**Metro Corridor:** In addition to already operating North-South metro corridor, an East-West metro route is also planned and expected to get completed by 2022. Overall, the strong metro nexus across the length and breadth of the city is expected to fillip the realty landscape of Lucknow.



# MANAGEMENT DISCUSSION & ANALYSIS

**Good Employment Prospects:** Lucknow's 2020 population is estimated at 3.68 million. Flourishing MNCs and IT Companies as well as hospitals and the health care industry provides huge scope for employment opportunities. According to the city's master plan, close to four million people will reside in Lucknow by 2021.

**Affordability:** The increasing number of industries in and around the city coupled with the burgeoning population has led to a rise in nuclear families and considerable demand for housing. Mid-segment and affordable housing currently drives the bulk of realty growth in Lucknow. Further, there is an increasing interest of Indians and NRIs to enjoy an excellent return on investment or to enjoy the best rental income from the property.

**UPRERA assistance to boost confidence:** According to UPRERA officials, 52 projects constructed by 38 developers with around 2 lakh housing units are lying incomplete for several years due to insufficient funds, which will be recommended for bailout. UPRERA has identified eight developers with 13 pending projects having 50,000 housing units suitable for receiving the revival from the special corpus fund created for bail out. This will revive hopes of buyers, who had booked housing units in these projects.<sup>1</sup>

<sup>1</sup><https://timesofindia.indiatimes.com/city/lucknow/lucknow-13-pending-housing-projects-to-get-funds-to-restart-work/articleshow/72314991.cms>

## Company Overview

Incorporated in 1985, Eldeco Housing and Industries Ltd. (herein referred as "EHIL" or "the Company") is a leading real estate developer in Lucknow. The Company is primarily engaged in the promotion, construction, development and sale of townships, residential, commercial properties and developed plots. EHIL is a part of Eldeco Group, which is North India's prominent real estate developer having expertise in housing and commercial space in Tier I, Tier II and Tier III towns. EHIL's success is driven by their timely delivery of

projects and excellent customer service. The Company has won awards like Builders Excellence Award and Award for Excellence in Construction.

EHIL has a sound track record of handling large and multiple projects simultaneously and efficiently. The Company has completed 40 projects so far and nine projects are under construction.

### Project Portfolio

Some of the key completed projects include the following:

- **Eldeco City:** The current flagship project of EHIL spread across 133 acres. Apart from row housing and plots in an integrated township, Eldeco City has a number of bulk plots, which are being developed by launching fresh projects depending on the market situations and demand.
- **Eldeco Eternia:** A premium housing group of more than 4.30 Lacs sq. ft. of built up area. The registrations and possessions for 3 towers (T1, T2 and T3) have been completed.
- **Eldeco Samridhi:** The project includes widely spread plots and villas in approximately 8 acres of land. Many families have moved in and almost all registrations are being completed.
- **Eldeco Shaurya:** It is a township project with plotted development and villas spread over 43 acres of land. Registration process is going on and more than 80% of units are booked.
- **Eldeco Elegance:** It is a commercial project consisting of approx. 52,000 sq. ft. built up area. Completion certificate has been received, the possession has been given.

### On-going Projects

The projects wherein the construction have started or has passed various stages of completion but the completion certificate is yet to be received are considered as On-going projects. As on March 31, 2020, EHIL had 1.10 million sq. ft. (msf) of saleable area under ongoing projects, out of which 0.72 msf area has been booked by the customers.

The details of ongoing projects are tabulated hereunder:

Sl. No.	Project Name	Project Type	Saleable Area (msf)	Area Booked (msf)	Expected Completion Date / Current Status
1	Eldeco City Dreams	Group Housing	0.07	0.04	Q1FY22
2	Eldeco Luxa	Group Housing	0.13	0.01	Q2FY22
3	Eldeco Regalia	Township	0.69	0.54	Applied and awaiting completion certificate. Registry & possession started in June 2020.
4	Eldeco North Block	Township	0.05	0.05	FY21
5	Eldeco South Block	Township	0.02	0.02	FY21
6	Eldeco Inner Circle	Residential	0.04	0.03	Construction going on. RERA registration done. 70% of Inventory is sold out.
7	Eldeco Select ( T-5) At Saubhagyam	Group Housing	0.06	0.02	Construction going on. RERA registration done. Sale of units is in progress.
8	Eldeco City Arcade 2	Commercial	0.02	0.02	Applied for completion certificate. Physical possession started in July 2019
9	Eldeco Saubhagyam Arcade (EHIL-83%)	Commercial	0.01	0.01	Applied for completion certificate. Physical possession started in Nov 2018
	Total		1.10	0.72	

## Business Strength

**Leadership in Lucknow:** EHIL is the foremost real estate player in Lucknow with a strong market reputation over several decades. Lucknow is one of the fastest growing Tier II City with high demand for residential & township projects. The Company's inherent strength lies in its regional focus for which it commands faster approval process, superior execution cycle, brand recognition and customer support.

**Track Record of Timely delivery:** With valuable experience in completion of a large number of projects, the Company has an established track record of efficient project management and excellent timely execution of projects across verticals. EHIL has expertise to assist the entire value chain - from land procurement to asset maintenance.

**Sound Financial Management:** The Company has always maintained a firm balance sheet and fiscal prudence. EHIL is a long term debt free Company and has the ability to maintain collection from pre-sales. This has resulted in sufficient financial headroom for borrowing funds in case of future requirement. In addition, EHIL

has an uninterrupted dividend paying record since its inception.

**Skilled Workforce:** The Company has established itself as the most trusted brand owing to best in quality and timely delivery of projects. This was supported by an experienced land procurement Team, well professional workforce, superior construction technology and best-in-class consultants and experts.

## Business Strategies

**Focus on Mid-income value Category:** Demand is expected to strengthen further in Lucknow especially for the mid and affordable housing segment driven by rapid urbanisation, infrastructure upgradation and improving connectivity by highways and expressways. As the city is developing, more and more people are migrating to Lucknow in search of better opportunities. EHIL, being an established player, is well positioned to grab this opportunity and contribute to the growth of Lucknow residential market.

**Exploring new opportunities outside Lucknow:** For the first time, EHIL has invested outside Lucknow in a 40

# MANAGEMENT DISCUSSION & ANALYSIS

acre township project in Bareilly where EHIL's share is 40% (0.36 msf). Given the strength of timely execution capabilities, the Company is further looking for land banks to scale up its project pipelines.

**Value Creation from Fungible Lands:** Owing to township concepts, EHIL has a large number of unsold plots. The Company derives value from this fungible land by developing and launching fresh projects therein as per the market demand and providing better living options for the customers.

**Customer Centric Approach:** EHIL has several ongoing and future projects in different segments with a total saleable area of ~1.5 to 2 mn sq. ft. (including fungible land) under pipeline for next few years. The Company is strongly committed and primarily wants to focus on project execution and customer satisfaction. Going forward, the Company is likely to benefit from customers preference for township format over vertical apartment format. This will be further aided by growth in Tier II Cities as compared to other top 7 cities. However, the Company's long term strategy includes undertaking new projects after due diligence by evaluating the criteria of saleability, risk assessment, and return on investment.

## Financial Highlights (Consolidated basis)

Particulars (Figures in Rs Crore)	FY20	FY19	% Chg
Revenues	128.53	168.19	-23.58%
EBIDTA	54.09	56.15	-3.68%
PBT	52.54	54.04	-2.78%
PAT (after Minority Interest)	39.18	36.63	6.96%

- Revenue decreased by 23.58% to Rs 128.53 crore in FY20. As per the new accounting standards, revenue is recognized once the completion certificate is obtained, or possession is offered in lieu of full payment made by customer. The Company has long duration projects, among which few of them are at the stage of nearly completion

- The EBIDTA margin improved from 33.39% in FY19 to 42.08% in FY20

- The PBT (profit before tax) decreased by 2.78% from Rs 54.04 crore in FY19 to Rs 52.54 crore in FY20. The PBT margin improved from 32.13% in FY19 to 40.88% in FY20

- The PAT (profit after tax) increased by 6.96% from Rs 36.63 crore in FY19 to Rs 39.18 crore in FY20 and PAT margin improved from 21.78% to 30.48% during the same period

- EPS stood at Rs 199.22 in FY20 as against Rs 186.26 in FY19

- The board of directors has recommended the interim dividend of Rs. 17.5 per share (175% of face value Rs.10 per share)

- At the end of March 31, 2020, the Company's net worth stood at Rs 210.71 crore

- The Company remained zero long term debt company, with cash and cash equivalents of Rs 88.30 crore as on March 31, 2020.

## Details of Key Consolidated Financial Ratios that registered more than 25% change during FY 2020

Ratios	FY20	FY19	Change
Debtors Turnover (x)	4.07	4.21	-3.36%
Inventory Turnover (x)	0.54	0.77	-30.08%
Interest Coverage Ratio (x)	59.22	29.64	99.77%
Current Ratio (x)	1.76	1.66	5.54%
Operating Profit Margin (%)	42.08%	33.39%	26.04%
Net Profit Margin (%)	30.48%	21.78%	39.97%
Return on Networth - RoNW (x)	19.87%	21.95%	-9.49%

Note: EHIL is long term debts free Company, hence not included Debt Equity Ratio.

- Inventory turnover ratio stood at 0.54 x in FY20 as compared to 0.77x in FY19. This was mainly led by decrease in net sales by 23.58%, which was partially offset by higher inventory of 9%.

- Interest coverage ratio improved to 59.22x in FY20 as compared to 29.6x recorded in FY19. This was mainly attributed to lower Earnings before Interest and Tax (EBIT) and significant decrease in interest expense. The interest expense decreased to Rs 0.90 crore in FY20 as compared to Rs 1.89 crore in FY19.

- Operating profit margin improved to 42.08% in FY20 from 33.39% in FY19 due to better realisations of previous inventory.

- PAT margin improved to 30.48% in FY20 from 21.78% in FY19 due to better profitability on sold inventory.

## Risk and Mitigation

**Economic Risk:** The demand in real estate sector may be affected due to economic slowdown such as decrease in GDP growth, change in government schemes, inflation levels, availability of consumer financing and interest rates. Although these factors are beyond the control of any one entity, but it affects the ability to sell projects at the anticipated time and price thereby impacting the Company's revenues and profitability margins.

**Mitigation Measures:** EHIL has diversified business portfolio through presence across all major real estate segments viz. Integrated Townships, Group Housing, Commercials. Further, the Company is focussing on mid-income value housing segment, where the demand is less volatile. EHIL has put together an apt combination of people, processes and technology to optimise the business performance that leads to higher sustainable growth. Overall the Company is managed

professionally with a good execution track record even in the uncertain times.

**Input Risk:** Increase in price of raw materials used in construction and labour cost may affect the profit margin of the Company.

**Mitigation Measures:** The Company tries to pass on the increased cost to the customer as much as possible. EHIL sets clear terms with suppliers regarding raw material prices and reviews it periodically.

**Execution Risk:** Being a highly regulated industry, the delay in regulatory approval, clearances, labour availability, and access to utilities like water and electricity, lead to cost overruns, which further lead to delays/stalling of project launches.

**Mitigation Measures:** EHIL enjoys a strong track record of completing projects on time. Being one of the most prominent real estate developers in Lucknow, the Company is transparent in disclosing adequate and accurate details about its projects. The Company cautiously selects projects after diligent understanding of demand, location and market conditions. Also, the Company has been successful in securing customers trust and minimising inventory pileup.

**Funding and Liquidity Risk:** The acquisition of land and development rights needs substantial capital investment. Further, slow sales and delayed payments from customers might lead to liquidity crunch. Inadequate funding resources and high interest costs may impact regular business and operations.

**Mitigation Measures:** Being a well-recognised brand, EHIL generally witnesses good response from new launches and is able to fund the business operations by taking advances from the customers. The Company has stayed long-term debt free, which ensures financial discipline and sufficient liquidity to finance new projects and develop the existing ones.



# MANAGEMENT DISCUSSION & ANALYSIS

**Regulatory Risk:** Real Estate sector is heavily regulated that requires multiple approvals and compliances with complex regulations that may vary based on project location. Any deviations in securing such approvals may result in financial penalties, embargo on sale of units in a project or loss of reputation for the Company.

**Mitigation Measures:** The Company mitigate this risk by undertaking a thorough and diligent approach towards land acquisition and also by following transparent processes in developing the projects. The company has strong dedicated teams to ensure timely and effective compliances. With a brand leadership and regional concentration in Lucknow, EHIL enjoys smoother approval process and superior execution cycle.

## Corporate Social Responsibility (CSR)

EHIL has CSR Policy in place, which determines the CSR activities to be undertaken by the Company in compliance with provisions of the Companies Act, 2013. CSR committee monitors the implementation of the CSR Policy and recommends the amount of expenditure to be incurred on the CSR activities. The Company's CSR activities are aligned with its philosophy to improve the quality of life and benefiting the society at large. EHIL aims to provide free of cost medicines, health check-up, vocational training to workers at project sites and also the population in the neighbourhood as well as providing elementary education to labour's children. Major CSR activities undertaken during the year includes the following:

- Mid-day meals for poor section of the society on project sites
- Salaries to the teachers on the project sites
- Sponsorship fees for holding 19th Eldeco Cup Tennis Tournament
- Track suits for 23rd National youth festival 2020
- Constructed village roads near various sites for the upliftment and advancement of the society

## Human Resources

Human resources continue to be the backbone for the growth of EHIL's business. The Company considers people as its most valuable asset and thus keep a sharp focus on talent acquisition and retention. The Company believes its employees are an integral part of the organisation and hence focuses on their training and skill enhancement. Employees are infused with a sense of belongingness and empowerment that drives business growth. The Company provides technical and management training of different skills on a regular basis to enhance human capabilities to deliver services, meet strategic needs and align with the organisation's values, strategic plan, and overall mission. As on March 31, 2020, the Company had 42 employees on payroll.

## Environment, Health and Safety (EHS)

EHIL is committed to take a practical and appropriate approach to health and safety management and keep developing and training of human-assets related to safer environment. The Company adopts streamline procedures and has adequate safety measures in place for the workers at construction site, thereby reduces injuries at work site. The Company focuses on the well-being of all its employees ensuring diversity, zero discrimination and other attributes essential to create a healthy and good working environment.

EHIL has put greater emphasis on providing fraud free and corruption free work culture. The various policies of the Company such as Code of Conduct, Policy on Prevention of Sexual Harassment at Workplace and vigil mechanism ensure the wellbeing of all the employees of the Company. The Company aims for continuous improvement in EHS performance by designing end-to-end business processes and requirements systematically and integrating them with Enterprise Resource Planning (ERP) to achieve overall sustainability.

## Quality

EHIL is committed towards best in class quality control processes and systems to achieve the maximum customer satisfaction. The Company is well known for the highest quality and on-time delivery of projects. It has an efficient and highly skilled in-house construction team of engineers, architects, designers, and other associated employees along with a strong IT platform. The Company is using latest indigenous technology, which is well established in the Country. EHIL is enhancing quality related to planning, assurance, control and improvement and further strengthening its quality system by adopting high-end technological advancements.

## Internal Control

EHIL has an adequate system of internal controls in place, commensurate with the size and nature of its business. Internal controls cover all fields across all financial and operating functions ranging from procurement of land to smooth execution of projects in time. The Company has also developed an internal expertise to coordinate and monitor project development processes for various stages such as initiation, planning, designing, procurement / contracts, Construction and finally close out. It also ensures compliances at all corporate and project levels. EHIL's easy-to-use, on-demand solution helps efficiently develop, deploy, verify and monitor the ongoing effectiveness of internal controls. Internal Controls at the Company have been designed to provide sound assurance with regards to maintenance of proper accounting controls, monitoring of operations, protecting assets from unauthorised use or losses, compliances with regulations and for ensuring reliability of financial reporting.

Some significant features of the internal control systems are:

- Preparation of annual budgets for all operating and service functions and periodically review of the same.
- Regular internal audits and checks are carried out by a well-set regulatory internal audit team to ensure that the responsibilities are executed effectively and that the systems are adequate. The audit committee of the board reviews the adequacy and effectiveness of the internal control systems and suggests improvements for strengthening them.
- Periodic reviews of important audit findings, accuracy of internal controls, compliance with Accounting Standards and the reasoning for changes in accounting policies and practices (if any)
- Anti-fraud programme.

## Cautionary Statement

Certain Statements found in the Management Discussion and Analysis may constitute "Forward Looking Statements" within the meaning of applicable securities laws and regulations. These forward looking statements involve known and unknown risks, uncertainties and other factors that are difficult to predict and which may cause our actual results, performance or achievements to be different from any future results, performance and achievements expressed or implied by these statements. In accordance with the Code of Corporate Governance approved by the Securities and Exchange Board of India, shareholders and readers are cautioned that in the case of data and information external to the Company, no representation is made on its accuracy or comprehensiveness though the same are based on sources thought to be reliable. The Company does not undertake to make any announcement in case any of these forward looking Statements become materially incorrect in future or any update made thereon.

## NOTICE OF ANNUAL GENERAL MEETING

Notice is hereby given that the **35<sup>th</sup> (Thirty Fifth) Annual General Meeting** of the Members of **Eldeco Housing and Industries Limited** ("the Company") will be held on Friday, September 25, 2020 at 2.00 p.m. IST through Video Conferencing / Other Audio Visual Means ("VC/OAVM") to transact the following businesses:

### ORDINARY BUSINESS

1. To receive, consider and adopt:
  - a) the Audited Standalone Financial Statements of the Company for the financial year ended March 31, 2020, together with the Reports of the Board of Directors and the Auditors thereon; and
  - b) the Audited Consolidated Financial Statements of the Company for the financial year ended March 31, 2020, together with the Report of the Auditors thereon.
2. To confirm the payment of interim dividend on the equity shares of the Company for the financial year 2019-2020.
3. To appoint a Director in place of Mr. Shrikant Jajodia (DIN: 00602511), who retires by rotation and being eligible, offers himself for re-appointment.

### SPECIAL BUSINESS

4. **Re-appoint Ms. Rupali Chopra (DIN: 07168858) as an Independent Director.**

To consider and if thought fit, to pass, with or without modification(s), the following resolution as a **Special Resolution**:

**"RESOLVED THAT** pursuant to the provisions of Sections 149, 150, 152 and any other applicable provisions of the Companies Act, 2013 ("the Act") and the Companies (Appointment and Qualification of Directors) Rules, 2014 (including any statutory modification(s) or re-enactment thereof for the time being in force) read with Schedule IV of the Act and Regulation 16(1)(b), Regulation 17 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), Ms. Rupali Chopra (DIN: 07168858), Non-Executive Independent Director of the Company, who was appointed as an Independent Director at the 30<sup>th</sup> Annual General Meeting of the Company and who holds office upto the conclusion of the 35<sup>th</sup> Annual General Meeting and who is eligible for re-appointment and who meets the criteria for independence as provided in Section 149(6) of the Act along with the rules framed thereunder and Regulation 16(1)(b) of the SEBI Listing Regulations and who has submitted a declaration to that effect be and is hereby re-appointed as an Independent Director of the Company to hold office for a second term of 5 (five) consecutive years commencing from the conclusion of 35<sup>th</sup> Annual General Meeting up to the conclusion of the 40<sup>th</sup> Annual General Meeting of the Company to be held in the year 2025."

**Regd. Office:**  
Eldeco Corporate Chamber-1,  
2<sup>nd</sup> Floor, Vibhuti Khand (Opp.  
Mandi Parishad), Gomti Nagar,  
Lucknow-U.P 226010

**Date:** August 13, 2020  
**Place:** New Delhi

**By order of the Board**  
**For Eldeco Housing and Industries Limited**

**Chandni Vij**  
**Company Secretary**  
**Mem. No. A46897**

## NOTES:

1. In view of the continuing COVID-19 pandemic, the Ministry of Corporate Affairs (MCA), vide its General Circular No. 20/2020 dated 5<sup>th</sup> May, 2020 read with General Circular No. 14/2020 dated 8<sup>th</sup> April, 2020 and General Circular No. 17/2020 dated 13<sup>th</sup> April, 2020 and Circular number SEBI/HO/CFD/CMD1/CIR/P/2020/79 dated 12<sup>th</sup> May, 2020 issued by the Securities and Exchange Board of India (SEBI) (hereinafter collectively referred to as "the Circulars"), permitted holding of Annual General Meeting (AGM) through VC/OAVM, without the physical presence of members at a common venue during the calendar year 2020. Hence, in compliance with the Circulars, the Companies Act, 2013 ("the Act") and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), the AGM of the Company is being held through VC/OAVM. The procedure for participating in the AGM through VC/OAVM is explained in Note No. 18 (C) below.
2. Pursuant to the provisions of the Act, a Member entitled to attend and vote at the AGM is entitled to appoint a proxy to attend and vote on his/her behalf and the proxy need not be a Member of the Company. Since this AGM is being held pursuant to the Circulars through VC/OAVM, physical attendance of Members has been dispensed with. Accordingly, the facility for appointment of proxies by the Members will not be available for this AGM and hence the Proxy Form and Attendance Slip are not annexed to this Notice.
3. Institutional / Corporate Members are requested to send a scanned copy (PDF / JPEG format) of the Board Resolution authorising its representatives to attend and vote at the AGM, pursuant to Section 113 of the Act, at [chandni@eldecohousing.co.in](mailto:chandni@eldecohousing.co.in)
4. Participation of members through VC/OAVM will be reckoned for the purpose of quorum for the AGM as per section 103 of the Act.
5. The Register of Members and the Share Transfer books of the Company will remain closed from Saturday, September 19, 2020 to Friday, September 25, 2020 (both days inclusive).
6. An Explanatory Statement pursuant to Section 102 of the Act which sets out details relating to Special Business at the AGM is annexed hereto.
7. The relevant details required under the provisions of the Secretarial Standard on the General Meetings issued by the Institute of Companies Secretaries of India (ICSI) (SS-2) and Regulation 26(4) and 36(3) of the SEBI Listing Regulations in respect of Director seeking appointment /re-appointment, is annexed hereto.
8. All the statutory registers, documents referred to in the accompanying Notice and the Explanatory Statement shall be open for inspection at the Registered Office of the Company during normal business hours (10.00 a.m. to 5.00 p.m.) on any working day upto and including the date of AGM.
9. In accordance with, the General Circular No. 20/2020 dated 5<sup>th</sup> May, 2020 issued by MCA and Circular No. SEBI/HO/CFD/ CMD1/CIR/P/2020/79 dated 12<sup>th</sup> May, 2020 issued by SEBI, owing to the difficulties involved in dispatching of physical copies of the financial statements including Report of Board of Directors, Auditor's report or other documents required to be attached therewith, such statements including the Notice of AGM are being sent in electronic mode to Members whose e-mail address is registered with the Company or the Depository Participant(s) (DP's).
- Members holding shares in physical mode and who have not updated their email addresses with the Company are requested to update their email addresses by writing to the Company at [chandni@eldecohousing.co.in](mailto:chandni@eldecohousing.co.in) or Registrar and Share Transfer Agent (RTA) [compliances@skylinerta.com](mailto:compliances@skylinerta.com) or [parveen@skylinerta.com](mailto:parveen@skylinerta.com) along with the copy of the signed request letter mentioning the folio no., name and address of the member, self-attested copy of the PAN card, and self-attested copy of any document (eg.: Driving License, Election Identity Card, Passport) in support of the address of the Member. Members holding shares in dematerialized mode are requested to register / update their email addresses with the relevant DP's.
- To support the 'Green Initiative', members who have not yet registered their email addresses are requested to register the same with their DP's in case the shares are held by them in electronic form and with the Company in case the shares are held by them in physical form.
10. The Notice of AGM along with Annual Report for the financial year 2019-20 will also be available on the Company's <https://www.eldecogroup.com/investor/eldeco-housing-industries-ltd/investor-relations/reports-presentation/annual-report>, website of Bombay Stock Exchange Limited ("BSE") at [www.bseindia.com](http://www.bseindia.com) and on the website of CSDL at [www.evotingindia.com](http://www.evotingindia.com)
11. The Members of the Company had approved the appointment of M/s B S D & Co., Chartered Accountants (Firm Registration Number: 000312S), as the Statutory Auditors at the Thirty Second AGM of the Company for a term of five consecutive years till the conclusion of Thirty Seventh (37<sup>th</sup>) Annual General Meeting subject to ratification of their appointment by Members at every AGM, if so required under the Act. The requirement to place the matter relating to appointment of auditors for ratification by Members at every AGM has been done away by the Companies (Amendment) Act, 2017 with effect from May 7, 2018. Accordingly, no resolution is being proposed for ratification of appointment of statutory auditors at this AGM.
12. Members holding shares in electronic form are hereby informed that bank particulars registered against their respective depository accounts will be used by the Company for payment of dividend. The Company or its RTA cannot act on any request receiving directly from the Members holding shares in electronic form for any change of bank particulars or bank mandates. Such changes are to be advised only to the DP of the Members.
- Members holding shares in physical form and desirous of either registering bank particulars or changing bank particulars already registered against their respective folios for payment of dividend are requested to write to the Company or the RTA.
13. Members are requested to note that dividends if not encashed for a consecutive period of 7 years from the date of transfer to Unpaid Dividend Account of the Company, are liable to be transferred to the Investor Education and Protection Fund ("IEPF"). The shares in respect of such unclaimed dividends are also liable to be transferred to the demat account of the IEPF Authority. In view of this, members/claimants are requested to claim their dividends from the Company, within the stipulated timeline. The Members, whose unclaimed dividends/shares have been transferred to IEPF, may claim the same by making an online application to the IEPF Authority, in web Form No. IEPF-5 available on [www.iepf.gov.in](http://www.iepf.gov.in).
- The Company had, accordingly, transferred Rs. 1,18,950/- (Rupees One Lakh Eighteen Thousand and Nine Hundred and Fifty only) being the unpaid and unclaimed dividend amount pertaining to Dividend of the year 2012 along with the underlying shares to the IEPF of the Central Government.



14. Members are requested to intimate changes, if any, pertaining to their name, postal address, email address, telephone/mobile numbers, Permanent Account Number (PAN), mandates, nominations, bank details such as, name of the bank and branch details, bank account number, MICR code, IFSC code, etc., to their DPs in case the shares are held by them in electronic form and to the Company in case the shares are held by them in physical form. Members are also advised not to leave their demat account(s) dormant for long.
15. SEBI has mandated the submission of Permanent Account Number (PAN) by every participant in securities market. Members holding shares in electronic form are, therefore, requested to submit the PAN to their DP's with whom they are maintaining their demat accounts. Members holding shares in physical form can submit their PAN details to the Company.
16. As per Regulation 40 of the SEBI Listing Regulations, as amended, securities of listed companies can be transferred only in dematerialized form with effect from April 1, 2019, except in case of request received for transmission or transposition of securities. In view of this and to eliminate all risks associated with physical shares and for ease of portfolio management, members holding shares in physical form are requested to consider converting their holdings to dematerialized form.
17. The Company has paid the Annual Listing Fee for the financial year 2020-2021 to BSE on which the Company's securities are presently listed.
18. Instructions for e-voting and joining the AGM through VC/OAVM are as follows:

**(A) INSTRUCTIONS FOR MEMBERS FOR VOTING THROUGH ELECTRONIC MEANS PRIOR TO AGM**

- I. In compliance with provisions of Regulation 44 of the SEBI Listing Regulations read with provisions of Section 108 of the Act, Rule 20 of the Companies (Management & Administration) Rules, 2014, as substituted by the Companies (Management and Administration) Rules, 2015, the Company is providing the members facility to cast their vote on resolutions proposed to be considered at the forthcoming AGM by electronic means and the business may be transacted through remote e-voting platform provided by Central Depository Services (India) Limited (CDSL). The facility of casting votes by Members using remote e-voting as well as the e-voting system on the date of the AGM will be provided by CDSL.
- II. The facility for e-voting will also be made available during the AGM and the Members attending the AGM who have not cast their vote by remote e-voting shall be eligible to vote through the e-voting system during the AGM. The Members who have cast their vote by remote e-voting may also attend the AGM through VC/OAVM but shall not be entitled to cast their vote again.
- III. Mr. R.K. Tandon, Practicing Company Secretary (Membership No. 672) partner of M/s R K Tandon & Associates, has been appointed as the Scrutinizer to scrutinize the remote e-voting process as well as the e-voting process to be conducted at the AGM in a fair and transparent manner.
- IV. The Scrutinizer, after scrutinizing the e-voting completed at the Meeting and through remote e-voting will not later than 48 (Forty- Eight) hours of conclusion of the Meeting, prepare the consolidated Scrutinizer's Report and submit the same to the Chairman or a person duly authorised by the Chairman. The Results shall be declared within 48 (Forty-Eight) hours after the conclusion of the AGM.

The results declared along with the consolidated Scrutinizer's Report shall be placed on the website of the Company, i.e **www.eldecogroup.com** immediately after the results are declared and will simultaneously be uploaded on the website of CDSL i.e **www.evotingindia.com** and the website of BSE at **www.bseindia.com** where the Equity Shares of the Company are listed.

**Details regarding point no. 18 (A) above are as under:**

- i) The voting period begins on **Tuesday, September 22, 2020 (9:00 A.M.)** and ends on **Thursday, September 24, 2020 (5:00 P.M.)**. During this period members' of the Company, holding shares either in physical form or in dematerialized form, as on the cut-off date of **Friday, September 18, 2020** may cast their vote electronically. The e-voting module shall be disabled by CDSL for voting thereafter.
- ii) The Members should log on to the e-voting website **www.evotingindia.com**.
- iii) Click on "Shareholders/Members" Tab.
- iv) Now Enter your User ID:
  - a. For CDSL: 16 digits beneficiary ID,
  - b. For NSDL: 8 Character DP ID followed by 8 Digits Client ID,
  - c. Members holding shares in physical form should enter Folio Number registered with the Company.

OR

Alternatively, if you are registered for CDSL's EASI/ EASIEST e-services, you can login at **www.cdslindia.com** from Login - Myeasi using your login credentials. Once you successfully login to CDSL's EASI/EASIEST e-services, click on e-Voting option and proceed directly to cast your vote electronically.
- v) Next enter the Image Verification as displayed and click on login.
- vi) If you are holding shares in demat form and had logged on to **www.evotingindia.com** and voted on an earlier e-voting of any Company, then your existing password is to be used.
- vii) If you are a first time user follow the steps given below:

	For Members holding shares in Demat Form and Physical Form
PAN	<p>Enter your 10 digit alpha-numeric PAN issued by Income Tax Department (Applicable for both demat members as well as physical members)</p> <ul style="list-style-type: none"> <li>Members who have not updated their PAN with the Company/Depository Participant are requested to use the first two letters of their name and the 8 digits of the sequence number in the PAN Field.</li> <li>In case the sequence number is less than 8 digits, enter the applicable number of 0's before the number after the first two characters of the name in CAPITAL letters. Eg. If your name is Ramesh Kumar with sequence number 1 then enter RA00000001 in the PAN Field.</li> </ul>
Dividend Bank Details or Date of Birth (DOB)	<p>Enter the Dividend Bank Details or Date of Birth in dd/mm/yyyy format as recorded in your demat account or in the Company records in order to login.</p> <p>If both the details are not recorded with the depository or Company, please enter the member id/ folio number in the Dividend Bank details field as mentioned in instruction (iv) above.</p>

- viii) After entering these details appropriately, click on "SUBMIT" tab.

- ix) Members holding shares in physical form will then directly reach the Company selection screen. However, members holding shares in demat form will now reach 'Password Creation' menu wherein they are required to mandatorily enter their login password in the new password field. Kindly note that this password is to be also used by the demat holders for voting for resolutions of any other Company on which they are eligible to vote, provided that Company opts for e-voting through CDSL platform. It is strongly recommended not to share your password with any other person and take utmost care to keep your password confidential.
  - x) For Members holding shares in physical form, the details can be used only for e-voting on the resolutions contained in this Notice.
  - xi) Click on the EVSN for **Eldeco Housing and Industries Limited** on which you choose to vote.
  - xii) On the voting page, you will see "RESOLUTION DESCRIPTION" and against the same the option "YES/NO" for voting. Select the option YES or NO as desired. The option YES implies that you assent to the Resolution and option NO implies that you dissent to the Resolution.
  - xiii) Click on the "RESOLUTIONS FILE LINK" if you wish to view the entire Resolution details.
  - xiv) After selecting the resolution you have decided to vote on, click on "SUBMIT". A confirmation box will be displayed. If you wish to confirm your vote, click on "OK", else to change your vote, click on "CANCEL" and accordingly modify your vote.
  - xv) Once you "CONFIRM" your vote on the resolution, you will not be allowed to modify your vote.
  - xvi) You can also take out print of the voting done by you by clicking on "Click here to print" option on the voting page.
  - xvii) If Demat account holder has forgotten the login password then enter the User ID and the image verification code and click on Forgot Password & enter the details as prompted by the system.
  - xviii) Members can also cast their vote using CDSL's mobile app "**m-Voting**". The m-Voting app can be downloaded from respective stores. Please follow the instructions as prompted by the mobile app while remote voting on your mobile.
  - xix) Note for Non-Individual Members & Custodians:
    - Non-Individual members (i.e. other than Individuals, HUF, NRI etc.) and Custodians are required to log on to [www.evotingindia.com](http://www.evotingindia.com) and register themselves in the "Corporates" module.
    - A scanned copy of the Registration Form bearing the stamp and sign of the entity should be emailed to [helpdesk.evoting@cdslindia.com](mailto:helpdesk.evoting@cdslindia.com)
    - After receiving the login details, a compliance user should be created using the admin login and password. The Compliance user would be able to link the account(s) for which they wish to vote on.
    - The list of accounts linked in the login should be mailed to [helpdesk.evoting@cdslindia.com](mailto:helpdesk.evoting@cdslindia.com) and on approval of the accounts they would be able to cast their vote.
  - A scanned copy of the Board Resolution and Power of Attorney (POA) which they have issued in favour of the Custodian, if any, should be uploaded in PDF format in the system for the scrutinizer to verify the same.
- Alternatively Non Individual members are required to send the relevant Board Resolution/ Authority letter etc. together with attested specimen signature of the duly authorized signatory who are authorized to vote, to the Scrutinizer and to the Company at the email address [chandni@eldecousing.co.in](mailto:chandni@eldecousing.co.in), if they have voted from individual tab & not uploaded same in the CDSL e-voting system for the scrutinizer to verify the same.
- xx) In case you have any queries or issues regarding e-voting, you may refer the Frequently Asked Questions ("FAQs") and e-voting manual available at [www.evotingindia.com](http://www.evotingindia.com) under help section or write an email to [helpdesk.evoting@cdslindia.com](mailto:helpdesk.evoting@cdslindia.com).
  - xxi) All grievances connected with the facility for voting by electronic means may be addressed to Mr. Rakesh Dalvi, Manager, (CDSL) Central Depository Services (India) Limited, A Wing, 25<sup>th</sup> Floor, Marathon Futrex, Mafatlal Mill Compounds, N M Joshi Marg, Lower Parel (East), Mumbai - 400013 or send an email to [helpdesk.evoting@cdslindia.com](mailto:helpdesk.evoting@cdslindia.com) or call on 022-23058542/43.
- (B) INSTRUCTIONS FOR MEMBERS FOR VOTING THROUGH ELECTRONIC MEANS DURING THE AGM ARE AS UNDER:**
- (i) The procedure for e-Voting on the day of the AGM is same as the instructions mentioned above for Remote e-voting.
  - (ii) Only those members, who are present in the AGM through VC/OAVM and have not casted their vote on the Resolutions through remote e-Voting and are otherwise not barred from doing so, shall be eligible to vote through e-Voting system available during the AGM.
  - (iii) If any votes are cast by the members through the e-voting available during the AGM and if the same members have not participated in the meeting through VC/OAVM, then the votes cast by such members shall be considered invalid as the facility of e-voting during the meeting is available only to the members attending the meeting.
  - (iv) Members who have voted through remote e-Voting prior to AGM will be eligible to attend the AGM through VC/OAVM. However, they will not be eligible to vote at the AGM.
- (C) INSTRUCTIONS FOR MEMBERS ATTENDING THE AGM THROUGH VC/OAVM ARE AS UNDER:**
- (i) Members will be provided with a facility to attend the AGM through VC/OAVM through the CDSL e-Voting system. Members may access the same at <https://www.evotingindia.com> under shareholders/members login by using the remote e-voting credentials. The link for VC/OAVM will be available in shareholder/members login where the EVSN of Company will be displayed. The VC/OVAM shall be handled by our RTA **Skyline Financial Services Private Limited (Skyline)**.
  - (ii) The Members can join the AGM in the VC/OAVM mode 30 (thirty) minutes before the scheduled time of the commencement of the Meeting. The facility of participation at the AGM through VC/OAVM will be made available to the Members on first come first serve basis.

# NOTICE

- (iii) Members who would like to express their views or ask questions during the AGM may register themselves as a speaker by sending their request from their registered email address mentioning their name, demat account number/folio number, email id, mobile number at **chandni@eldecohousing.co.in** from Wednesday, September 9, 2020 to Saturday, September 19, 2020. **Those members who have registered themselves as a speaker will only be allowed to express their views/ask questions during the Meeting.**
  - (iv) Members can post questions through Q&A feature available in the VC/OAVM. Members can exercise these options once the floor is open for member queries.
  - (v) Members are encouraged to join the Meeting through Laptops / I-Pads. Participants connecting from Mobile Devices or Tablets or through Laptop connecting via Mobile Hotspot may experience Audio/Visual loss due to fluctuation in their respective network. It is therefore recommended to use Stable Wi-Fi or LAN connection to mitigate any kind of glitches. For better experience, we recommend that you join the session with high-speed wired internet connectivity. This prevents Wi-Fi dropouts and speed issues.
  - (vi) Members who need assistance before or during the AGM can contact Skyline at **compliances@skylinerta.com**, or call at 011 - 40450193 - 197
- (D) PROCESS FOR THOSE MEMBERS WHOSE EMAIL ADDRESSES ARE NOT REGISTERED WITH THE DEPOSITORIES FOR OBTAINING LOGIN CREDENTIALS FOR E-VOTING FOR THE RESOLUTIONS PROPOSED IN THIS NOTICE:**
- (i) **For shares held in physical form** - Please provide necessary details like Folio No., Name of member, scanned copy of the share certificate (front and back), self-attested scanned copy of PAN card and AADHAR card by email to Company at **chandni@eldecohousing.co.in** or RTA at **compliances@skylinerta.com**
  - (ii) **For shares held in dematerialised form** - Please provide Demat account details (CDSL-16 digit beneficiary ID or NSDL-16 digit DPID + CLID), Name, client master or copy of Consolidated Account statement, self-attested scanned copy of PAN card and AADHAR card by email to Company at **chandni@eldecohousing.co.in** or RTA at **compliances@skylinerta.com**
19. The voting rights of the Members shall be in proportion to their shares of the paid up equity share capital of the Company as on the *cut-off* date i.e. **Friday, September 18, 2020.**
  20. In case you have any query relating to the enclosed agenda items or the Annual Financial Statements, you are requested to send the same to the Company Secretary at the registered office of the Company at least 10 days before the date of AGM. The same will be replied by the Company suitably.
  21. Since the AGM will be held through VC/OAVM, the Route Map is not annexed with this Notice.

## EXPLANATORY STATEMENT

As required under Section 102 of the Act, the following explanatory statement sets out all material facts relating to business mentioned under Item No. 4 of the accompanying Notice:

### Item No. 4

As per Section 149(10) of the Act, an Independent Director shall hold office for a term of upto 5 (five) consecutive years on the Board of a Company but shall be eligible for re-appointment on passing a special resolution by the Company for another term of upto 5 (five) consecutive years on the Board of a Company.

The Members of the Company at their 30<sup>th</sup> Annual General Meeting (AGM) held on 25<sup>th</sup> September, 2015 approved the appointment of Ms. Rupali Chopra ( DIN: 07168858) for a period of 5 years commencing from the conclusion of the 30<sup>th</sup> AGM till the conclusion of the 35<sup>th</sup> AGM.

Based on her performance evaluation and recommendation of Nomination and Remuneration Committee and in terms of the provisions of Sections 149, 150, 152 read with Schedule IV and all other applicable provisions of the Act and the SEBI Listing Regulations, Ms. Rupali Chopra is eligible for re-appointment as Independent Director and has offered herself for re-appointment. The Board of Directors recommends the proposal to re-appoint her as Independent Director for a term as mentioned in the special resolution.

The Company has received declaration from her stating that she meets the criteria of Independence as prescribed under sub-section (6) of Section 149 of the Act and Regulation 16(1)(b) of the SEBI Listing Regulations. She has also given her consent to continue to act as Non-Executive Independent Director of the Company, if so appointed by the members. In terms of Regulation 25(8) of the SEBI Listing Regulations, she has confirmed that she is not aware of any circumstance or situation which exists or may be reasonably anticipated that could impair or impact her ability to discharge her duties. In the opinion of the Board, she fulfils the conditions specified

in the Act, Rules and the SEBI Listing Regulations for appointment as Independent Director and she is independent of the management of the Company.

Copy of the draft letter for appointment of the above mentioned director as Non-Executive Independent Director setting out terms and conditions would be available for inspection by Members without any fee at the Registered Office of the Company during normal business hours (10:00 A.M. to 5:00 P.M.) on any working day upto and including the date of AGM of the Company.

The Board considers that her continued association would be of immense benefit to the Company and it is desirable to continue to avail services of her as Independent Director.

In compliance with the provisions of Section 149, read with Schedule IV of the Act and Regulation 17 of the SEBI Listing Regulations and other applicable Regulations, the appointment of Ms. Rupali Chopra as Independent Directors for another term of five consecutive years from the conclusion of the 35<sup>th</sup> AGM till the conclusion of the 40<sup>th</sup> AGM are now being placed before the Members for their approval.

Details of the Director whose re-appointment as Independent Director is proposed at Item No. 4 is provided in “Annexure-A” to the Notice pursuant to the provisions of the SEBI Listing Regulations and SS-2, issued by the ICSI.

Ms. Rupali Chopra and her relatives are concerned or interested in the Resolution relating to her own re-appointment.

None of the other Directors and Key Managerial Personnel of the Company and their respective relatives is concerned or interested, in any way, in the resolution set out at item no. 4 of the Notice. Ms. Rupali Chopra is not related to any Director of the Company.

This Explanatory Statement together with the accompanying Notice of the AGM may also be regarded as a disclosure under Regulation 36(3) of the SEBI Listing Regulations and SS-2 of ICSI.



## “ANNEXURE-A”

## DETAILS OF DIRECTORS SEEKING RE-APPOINTMENT AT THE FORTHCOMING ANNUAL GENERAL MEETING

(Pursuant to Regulation 36(3) of the SEBI Listing Regulations and SS -2 on General Meeting)

Name	Mr. Shrikant Jajodia	Ms. Rupali Chopra
DIN	00602511	07168858
Date of Birth	22/12/1963	10/08/1969
Age	About 57 years	About 51 years
Father's Name	Shri Purushottam Brijmohandas Jajodia	Shri Brahm Nath Chopra
Date of Appointment	01/10/2013	25/09/2015
Designation	Non-Executive Non Independent Director	Non-Executive Independent Director
Experience in specific functional areas	16 years' experience in Real Estate Industry and more than 14 years' experience in Multinational and FMCG companies at Senior Management level.	Legal Consultant by profession and also an attorney with around 25 years of rich experience both in India and United States of America
Qualification	Master's Degree in Management from Boston University	LL.B from Delhi University and LL.M from Columbia Law School, New York
Disclosure of Relationships between Directors Inter-Se	N.A.	N.A.
Directorship held in other Companies as on 31 <sup>st</sup> March, 2020	1. Eldeco Townships and Housing Limited 2. Eldeco County Limited 3. S K Garg Constructions Private Limited 4. K. L. Multimedia Private Limited 5. Ecoeski Developers Private Limited	NIL
Member/Chairman of Committee of the Board of other Companies on which he is Director on 31 <sup>st</sup> March, 2020	NIL	NIL
No. of Shares Held in the Company	NIL	NIL
Terms and conditions of re-appointment	Re-appointment pursuant to retirement by rotation	N.A.
Details of remuneration sought to be paid	N.A.	N.A.
Last remuneration drawn	Sitting fees of Rs. 10,000 per Board Meeting	Sitting fees of Rs. 10,000 per Board Meeting

# DIRECTORS' REPORT

To,  
The Members,  
Eldeco Housing and Industries Limited

Your Directors take pleasure in presenting the 35<sup>th</sup> Annual Report of Eldeco Housing and Industries Limited ("the Company") together with the Audited Financial Statements for the financial year ended March 31, 2020.

## FINANCIAL HIGHLIGHTS

The summarized financial results for the year ended March 31, 2020 and for the previous year ended March 31, 2019 are as follows:

(Rs. in Lakhs)

Particulars	Standalone		Consolidated	
	March 31, 2020	March 31, 2019	March 31, 2020	March 31, 2019
<b>Revenue:</b>				
1) Revenue from operations	9141.05	10823.99	12,852.69	16,819.44
2 ) Other Income	558.42	379.40	698.82	563.51
<b>Total Income</b>	<b>9,699.47</b>	<b>11203.39</b>	<b>13,551.51</b>	<b>17,382.95</b>
<b>Expenses:</b>				
1) Cost of material consumed, construction and other related project cost	4,229.75	5550.57	6,386.63	9 407.40
2) Changes in inventories of finished goods, project in progress	174.77	(245.95)	(4.59)	391.78
3) Employee benefit Expense	501.01	436.79	529.05	476.19
4) Finance cost	84.48	185.42	90.24	188.66
5) Depreciation and amortization expense	62.47	20.46	64.34	22.59
6) Other expenses	1046.61	1263.78	1,231.81	1492.09
<b>Total Expenses</b>	<b>6,099.08</b>	<b>7210.99</b>	<b>8,297.47</b>	<b>11978.71</b>
<b>Profit before Tax (PBT)</b>	<b>3,600.39</b>	<b>3992.40</b>	<b>5,254.04</b>	<b>5404.24</b>
<b>Tax Expenses:</b>				
1) Current tax	864.29	1156.06	1,242.42	1604.68
2) Deferred tax	18.86	(12.51)	69.43	(35.06)
3) Earlier year Taxes	22.12	3.30	24.24	4.65
<b>Total Tax Expenses</b>	<b>905.27</b>	<b>1146.85</b>	<b>1,336.08</b>	<b>1574.27</b>
<b>Profit after Tax</b>	<b>2,695.12</b>	<b>2845.55</b>	<b>3,917.95</b>	<b>3829.97</b>
Shares of Profits of Associates (Net)	-	-	-	-
Total Other comprehensive income	4.85	2.76	5.29	3.02
<b>Total comprehensive income for the year</b>	<b>2,699.96</b>	<b>2848.31</b>	<b>3,923.24</b>	<b>3832.99</b>

## STATE OF COMPANY'S AFFAIRS

During the year under review, the Company recorded on consolidated basis total revenue of Rs. 13,551.51 Lakhs including other income of Rs.698.82 Lakhs as against total revenue of Rs. 17,382.95 Lakhs including other income of Rs. 563.51 Lakhs of the previous financial year ended March 31, 2019. There is a growth in the profit for the year ended March 31, 2020 amounting to Rs. 3,917.95 Lakhs as compared to the previous financial year profit ended March 31, 2019 amounting to Rs. 3829.97 Lakhs.

Further, the Company recorded on standalone basis total revenue of Rs. 9,699.47 Lakhs including other income of Rs. 558.42 Lakhs as against total revenue of Rs. 11,203.39 Lakhs including other income of Rs. 379.40 Lakhs of the previous financial year ended March 31, 2019. There is a decrease in the profit for the year ended March 31, 2020 amounting to Rs. 2,695.12 Lakhs as compared to the previous financial year profit ended March 31, 2019 amounting to Rs. 2,845.55 Lakhs.

The operational performance of the Company has been comprehensively covered in the Management Discussion and Analysis Report.

## COVID IMPACT

In FY 2020, the COVID-19 pandemic developed rapidly into a global crisis, forcing governments to enforce lock-downs in the entire country. We have seen an unprecedented global breakout of the COVID-19 pandemic leading to a humanitarian crisis, and significant economic fallout. In India, the economic impact of COVID-19 is trickling in on the backdrop of an already challenging macro-economic environment.

Owing to the orders released by Hon'ble Ministry of Home Affairs (MHA) due to the COVID 19 outbreak, the Company had suspended its operations at its registered office and work at all the sites of the Company with effect from March 23, 2020 which was later resumed in the second week of May, 2020.

# DIRECTORS' REPORT

To ensure the safety and well-being of the employees, all the recommended precautions and utmost care of its staff and work force is being taken like Work from Home (WFH) for eligible employees, restriction on travel, minimizing contact with public, sanitization, social distancing, mandatory mask wearing, thermal check at the gate, maintaining proper hygiene, health advisory to employees and directives issued by State and Central government in this regard from time to time.

## DIVIDEND

The Board of Directors of your Company in its meeting held on March 3, 2020 had declared and paid interim dividend of Rs. 17.50/- per equity share of the face value of Rs. 10 each (@175%) during the year 2019-2020. An amount of Rs. 70, 75, 827/- (Rupees Seventy lakh Seventy Five Thousand Eight Hundred and Twenty Seven only) was paid as dividend distribution tax on the interim dividend declared by the Board.

SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 read with SEBI circular dated 20<sup>th</sup> April 2018, require companies to use any electronic mode of payment approved by the Reserve Bank of India for making payment to the shareholders. Accordingly, the interim dividend, which was declared on March 3, 2020 was paid through electronic mode, where the bank account details of the shareholders were available. In case where the dividend could not be paid through electronic mode, payment has been made through demand draft.

Pursuant to aforesaid circular, the Company had written to shareholders holding shares in physical form requesting them to furnish details regarding their PAN and also their bank details for payment of dividend through electronic mode. Those shareholders who are yet to respond to the Company's request in this regard are once again requested to take action in the matter at the earliest.

For enabling payment of dividend in future through electronic mode, members holding shares in physical form are requested to furnish updated particulars of their bank account to the Company or our Registrar & Share Transfer Agent (RTA) Skyline Financial Services Private Limited along with a photocopy of a cancelled cheque and self-attested copy of PAN card.

Beneficial owners holding shares in electronic form are requested to furnish their bank account details to their respective depository participants (DP) and ensure that such changes are recorded by them correctly.

## BOARD EVALUATION

Pursuant to the provisions of the Companies Act, 2013 ("the Act") and SEBI Listing Regulations, the Board has carried out annual evaluation of its own performance, board committees and individual directors.

The performance of the Board was evaluated by the Board after seeking inputs from all the directors on the basis of criteria, such as, board composition and quality, understanding business and risks, effectiveness of board processes and procedures, oversight of financial reporting process including internal controls and audit functions, ethics and compliance and monitoring activities, etc.

The performance of the Committees were evaluated by the Board after seeking inputs from the Committee members on the basis of criteria, such as, composition of Committee, effectiveness of Committee meetings, etc.

The performance of individual Directors was evaluated on parameters as defined by the Board and the Nomination and Remuneration Committee, *inter-alia*, such as regularity, preparatory, participation at the Board meetings, timely execution of action items, recommendations and their periodic update to the Board, effective and successful relationships and communication with fellow Board members and senior management quality and value of their contributions at board meetings, adherence to the Company's policies and resolutions, devoting time and effort to understand the Company and its business etc.

In a separate meeting of Independent Directors, the performance of non-independent directors, performance of Board as a whole and the performance of Chairman was evaluated, taking into account views of executive and non-executive Directors. Performance evaluation of Independent Directors was carried out by the entire Board, excluding the respective Independent Director being evaluated.

## MATERIAL CHANGES AND COMMITMENT

Except as disclosed elsewhere in this report, no material changes and commitments affecting the financial position of the Company have occurred between the end of the financial year of the Company to which the Financial Statements relate and the date of this report.

## INVESTOR EDUCATION AND PROTECTION FUND (IEPF)

In accordance with the applicable provisions of the Act read with the Investor Education and Protection Fund (Accounting, Audit, Transfer and Refund) Rules, 2016 ("IEPF Rules"), all unclaimed dividends are required to be transferred by the Company to the IEPF, which remain unpaid or unclaimed for a period of seven years, from the date of transfer to Unpaid Dividend Account.

Further, according to IEPF Rules, the shares on which dividend has not been claimed by the shareholders for seven consecutive years or more shall be transferred to the demat account of the Investor Education and Protection Fund Authority ("IEPF Authority").

During the year under review, the Company had transferred the unclaimed and unpaid dividend of Rs. 118,950.00/- (Rupees One Lakh Eighteen Thousand Nine Hundred Fifty only). Further 2788 (Two Thousand Seven Hundred Eighty Eight) corresponding shares relating to FY 2011-2012 on which dividends were unclaimed for seven consecutive years were transferred as per the requirement of IEPF Rules.

## Details of the Nodal Officer for the purpose of coordinating with IEPF Authority

Name : Ms. Chandni Vij  
Email : chandni@eldecousing.co.in  
Contact No. : 0522-4039999

## Schedule for transfer of unclaimed dividends to the IEPF:

Financial Year Ended	Rate	Date of Declaration	Last Date for Claiming	Last Date for Transfer to IEPF
31.03.2013 (Final)	80%	27.09.2013	03.11.2020	02.12.2020
31.03.2014 (Final)	20%	26.09.2014	02.11.2021	01.12.2021
31.03.2015 (Final)	20%	25.09.2015	01.11.2022	30.11.2022
31.03.2016 (Interim)	100%	08.03.2016	14.04.2023	13.05.2023

# DIRECTORS' REPORT

Financial Year Ended	Rate	Date of Declaration	Last Date for Claiming	Last Date for Transfer to IEPF
31.03.2017 (Interim)	125%	14.02.2017	23.03.2024	22.04.2024
31.03.2018 (Final)	125%	28.09.2018	04.11.2025	04.12.2025
31.03.2019 (Final)	175%	27.09.2019	03.11.2026	03.12.2026
31.03.2020 (Interim)	175%	03.03.2020	10.04.2027	10.05.2027

The details of unpaid and unclaimed amounts lying with the Company can be viewed at [www.eldecogroup.com](http://www.eldecogroup.com)

## CHANGE IN THE NATURE OF BUSINESS

The Company has not undergone any change in the nature of business during the year under review.

## TRANSFER TO RESERVES

Your Company has transferred Rs. 3 crores to the General reserve for the year under review.

## RISK MANAGEMENT

The Board of the Company has taken all necessary steps for identifying the potential risks of the Company including any risk due to pandemic COVID 19 and their mitigation plans. The Board of Directors reviews the business plan at regular intervals for proper identification, analysis and mitigation of all material risks, both internal and external.

## REMUNERATION POLICY

Pursuant to provisions of the Act and SEBI Listing Regulations, the Nomination and Remuneration Committee ("NRC") of your Board has formulated a Remuneration Policy for the appointment and determination of remuneration of the Directors, Key Managerial Personnel, Senior Management and other employees of your Company. The NRC has also developed the criteria for determining the qualifications, positive attributes and independence of Directors and for making payments to Executive and Non-Executive Directors of the Company.

Your Directors affirm that the remuneration paid to the Directors, Key Managerial Personnel, Senior Management and other employees is as per the Remuneration Policy of your Company.

The detailed policy is available on the Company's website <https://www.eldecogroup.com/investor/eldeco-housing-industries-ltd/corporate-governance/policies>

## DISCLOSURES U/S 197(12) OF THE COMPANIES ACT, 2013

S. No.	Particulars	
1.	The ratio of the remuneration of each director to the median remuneration of the employees of the Company for the financial year.	17.12%
2.	The percentage increase in remuneration of each director, Chief Financial Officer, Chief Executive Officer, Company Secretary or Manager, if any, in the financial year:	

S. No.	Particulars	
	a) Mr. Pankaj Bajaj (Chairman cum Managing Director)	-
	b) Mr. Sushil Dutt Mishra (Chief Financial Officer)	-
	c) Ms. Chandni Vij (Company Secretary)	9.29%
3.	The percentage increase in the median remuneration of employees in the financial year.	10.64%
4.	The number of permanent employees on the rolls of Company.	42
5.	Average percentile increase already made in the salaries of employees other than the managerial personnel in the last financial year and its comparison with the percentile increase in the managerial remuneration and justification thereof and point out if there are any exceptional circumstances for increase in the managerial remuneration.	-

During the financial year under review, none of the Company's employees was in receipt of remuneration as specified under Rule 5(2) & (3) of the Companies (Appointment & Remuneration of Managerial Personnel) Rules, 2014 and hence no particulars are required to be disclosed in this Report. The names of the top ten employees in terms of remuneration drawn are available for inspection by the Members at the Registered Office of the Company during business hours on working days of the Company up to the date of the ensuing Annual General Meeting (AGM). Any Member interested in obtaining a copy of the said statement may write to the Company Secretary at the Registered Office of the Company.

## SHARE CAPITAL

During the financial year 2019-20, there is no change in the Authorized, Issued, Subscribed and Paid-up share capital of the Company. As on March 31, 2020, the Company is having Authorized share capital of Rs. 45,55,00,000/- divided into 2,80,50,000 Equity Shares and 1,75,00,000 Preference shares of Rs. 10/- each. The Issued, Subscribed and Paid-Up Equity Share Capital of the Company as on March 31, 2020 is Rs. 1,96,66,000/- divided into 19,66,600 Equity Shares of Rs. 10/- each.

During the year under review, the Company has neither issued shares with differential voting rights nor granted stock options nor sweat equity shares. As on March 31, 2020, none of the Directors of the Company held shares or convertible instruments of the Company except Mr. Pankaj Bajaj, Chairman cum Managing Director who holds 10,68,267 equity shares.

## DEPOSITS

Your Company has not accepted any deposits within the meaning of Section 73 of the Act and the Companies (Acceptance of Deposits) Rules, 2014 and no amount on account of principal or interest on deposits from public was outstanding as on the date of the balance sheet.

## DIRECTORS' & KEY MANAGERIAL PERSONNEL

### a) Directors

In terms of the provisions of the Act, Mr. Shrikant Jajodia, Director (DIN:00602511) of the Company is liable to retire by rotation at the ensuing AGM and being eligible, has offered himself for re-appointment. The Board recommends his re-appointment.



# DIRECTORS' REPORT

Your Board recommends the re-appointment of Ms. Rupali Chopra as a Non-Executive Independent Director of the Company, for another term of 5 (five) consecutive years with effect from the conclusion of the 35<sup>th</sup> AGM till the conclusion of the 40<sup>th</sup> AGM, pursuant to Section 149 and other applicable provisions of the Act and the rules made thereunder.

Brief resume of the Directors seeking re-appointment along with the other details as stipulated under the SEBI Listing Regulations are provided in the Report on Corporate Governance forming part of the Annual Report.

All Independent Directors of the Company have given declarations that they meet the criteria of independence as laid down under Section 149(6) of the Act and Regulation 16(1)(b) of the SEBI Listing Regulations and also none of the Directors of the Company are disqualified under Section 164(2) of the Act. The Independent Directors have also confirmed that they have complied with the Company's Code of Conduct for Directors and Senior Management Personnel.

The Board is of the opinion that the Independent Directors of the Company possess requisite qualifications, experience and expertise and that they hold highest standards of integrity.

The Independent Directors of the Company have undertaken requisite steps towards the inclusion of their names in the data bank of Independent Directors maintained with the Indian Institute of Corporate Affairs in terms of Section 150 of the Act read with Rule 6 of the Companies (Appointment & Qualification of Directors) Rules, 2014.

## b) Key Managerial Personnel

During the year under review, Mr. Pankaj Bajaj, Chairman cum Managing Director, Mr. Sushil Dutt Mishra, Chief Financial Officer and Ms. Chandni Vij, Company Secretary and Compliance Officer of the Company, continue to be the Key Managerial Personnel of your Company, in accordance with the provisions of Section 2(51) and 203 of the Act read with the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014.

## DIRECTORS' RESPONSIBILITY STATEMENT

In terms of provisions of Section 134(3)(c) of the Act, your Directors to the best of their knowledge and belief state that:

- in the preparation of the Annual Accounts for the year ended March 31, 2020, the applicable accounting standards have been followed along with proper explanation relating to material departures;
- the directors had selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company as at March 31, 2020 and of the profits of the Company for the year ended on that date;
- the directors had taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act, 2013 for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;
- the directors had prepared the annual accounts on a going concern basis;
- the directors had laid down internal financial controls to be followed by the Company and that such internal financial controls are adequate and were operating effectively;

- the directors have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

## AUDITORS & THEIR REPORTS

### a) Statutory Auditors

In accordance with the provisions of Section 139 of the Act, M/s B S D & Co., Chartered Accountants (Firm Registration Number: 000312S) were appointed as Statutory Auditors of your Company at the 32<sup>nd</sup> AGM held on 29<sup>th</sup> September, 2017, for a term of five consecutive year till the conclusion of 37<sup>th</sup> AGM to be held in the year 2022 subject to ratification of their appointment by the Members at every AGM, if so required under the Act.

The requirement to place the matter relating to appointment of auditors for ratification by members at every AGM has been done away by the Companies (Amendment) Act, 2017 with effect from 7<sup>th</sup> May, 2018. Accordingly, no resolution is being proposed for ratification of appointment of Statutory Auditors at the ensuing AGM and a note in respect of the same has been included in the Notice convening ensuing AGM.

The Statutory Auditors have confirmed that they are not disqualified from continuing as Statutory Auditors of the Company.

The Auditors' Report does not contain any qualification, reservation or adverse remark.

The Report given by the Auditors is a part of this Report. The Notes on the Financial Statements and observations of the Auditors in their Report on the Accounts of the Company are self-explanatory and therefore do not call for any further comments.

During the year under review, no frauds under section 143(12) of the Act were reported to the Board or the Audit Committee by the Auditor.

### b) Secretarial Auditors

Pursuant to the provisions of Section 204 of the Act, the Company has appointed M/s R K Tandon & Associates, Practicing Company Secretaries represented by Mr. R. K. Tandon (Membership No. FCS 672) as the Secretarial Auditor of the Company for the Financial Year 2019-2020. The report in respect of the Secretarial Audit carried out for the Financial Year 2019-2020 in Form MR-3 forms part of this Report as "Annexure-B" and does not contain any qualification, reservation or adverse remarks.

### c) Internal Auditor

M/s Seth & Associates, Chartered Accountants, Lucknow (Firm Registration Number: 001167C) represented by Mr. Dhruv Seth (Membership No. 404028) performs the duties of internal auditors of the Company and their report is reviewed by the Audit Committee from time to time.

### a) Cost Auditor

Maintenance of cost records as specified by the Central Government under sub-section (1) of section 148 of the Act, is not applicable on the Company and accordingly no records are required to be maintained.

# DIRECTORS' REPORT

## SUBSIDIARY COMPANIES

As on date of this report, there are following subsidiaries of the Company:

1. Aaj Constructions Private Limited
2. Artistry Construction Private Limited
3. Carnation Realtors Private Limited
4. Conviction Constructions Private Limited
5. Deepjyoti Constructions Private Limited
6. Dua Constructions Private Limited
7. Erudite Constructions Private Limited
8. Facility Constructions Private Limited
9. Fixity Constructions Private Limited
10. Flourish Constructions Private Limited
11. Frozen Constructions Private Limited
12. Garv Constructions Private Limited
13. Heather Buildcon Private Limited
14. Iris Realtors Private Limited
15. Khwahish Constructions Private Limited
16. Neo Realtors Private Limited
17. Neptune Infracon Private Limited
18. Numerous Constructions Private Limited
19. Omni Farms Private Limited\*
20. Perpetual Constructions Private Limited
21. Placate Constructions Private Limited
22. Primacy Constructions Private Limited
23. Samarpit Constructions Private Limited
24. Shivage Constructions Private Limited
25. Sunijoyit Constructions Private Limited
26. Sushobhit Constructions Private Limited
27. Swarajya Builders Private Limited
28. Swarg Constructions Private Limited
29. Swabhimani Buildtech Limited\*\*
30. Swarnim Nirman Private Limited\*\*\*
31. Turbo Realtors Private Limited
32. Utsav Constructions Private Limited
33. Villa Constructions Private Limited
34. Yojna Constructions Private Limited

\* During the year, Eldeco Housing and Industries Limited (EHIL) has acquired 850 equity shares (being 17% of the total equity share capital) of Omni Farms Private Limited in which EHIL was already holding 4150 equity shares (being 83% of total equity shares of Omni Farms Private Limited). Consequent upon acquisition, Omni Farms Private Limited has become a wholly owned subsidiary w.e.f. 26<sup>th</sup> December, 2019.

\*\* Became Wholly Owned Subsidiary of the Company w.e.f. 4<sup>th</sup> December, 2019.

\*\*\*Ceased to be Wholly Owned Subsidiary of the Company w.e.f. 14<sup>th</sup> March, 2020.

In accordance with the general circular No. 2 and 3 dated 8<sup>th</sup> February, 2011 and 21<sup>st</sup> February, 2011 issued by the Ministry of Corporate Affairs, Government of India, the Balance Sheet, Profit and Loss Account and other documents of the subsidiary companies are not being attached with the Balance Sheet of the Company. However the financial information of the subsidiary companies is disclosed in the Annual Report in compliance with the said circular. The Company will make available the Annual Accounts of the subsidiary companies and the related detailed information to any member of the Company who may be interested in obtaining the same. The annual accounts of the subsidiary companies will also be kept open for inspection at the Registered Office of the Company. The Consolidated Financial Statements of the Company includes the financial results of its subsidiary companies.

Performance and financial position of the each of the subsidiaries is provided in a separate statement attached pursuant to first proviso to Section 129(3) of the Act in **Form AOC-1**.

## CONSOLIDATED FINANCIAL STATEMENTS

In accordance with the provisions of the Act and Regulation 33 of the SEBI Listing Regulations and applicable Accounting Standards, the Audited Consolidated Financial Statements of the Company for the FY 2019-20, together with the Auditors' Report, forms an integral part of this Annual Report.

## CORPORATE SOCIAL RESPONSIBILITY (CSR)

As per the provisions of Section 135 of the Act, read with Companies (Corporate Social Responsibility Policy) Rules, 2014, the Board of Directors of the Company has constituted a CSR Committee and the Board has approved the CSR Policy based on the recommendation of the CSR Committee. The Policy is available on the website of the Company at <https://www.eldecogroup.com/investor/eldeco-housing-industries-ltd/corporate-governance/policies>. The Policy is also reviewed by the Board on time to time basis.

Annual Report on CSR activities during the year under review as required under the Companies (Corporate Social Responsibility Policy) Rules, 2014 forms part of this Report and is attached as **"Annexure-C"**. The terms of reference of the CSR Committee is provided in the Corporate Governance Report.

During the year under review, the Company had to spend an amount of Rs. 54,53,580/- on CSR Activities as per our policy based on the average profits of the three preceding financial years. The Company had spent Rs. 15,15,582/- towards Mid-day meals for the poor section of the society, Sports Development Society for sponsorship fees for holding 19<sup>th</sup> Eldeco Cup Tennis Tournament, distribution of Track Suit For 23<sup>rd</sup> National Youth Festival 2020, Contribution made towards Laying of Sewer Line at City Site, Construction of Road near Regalia and Health Checkup camp near Regalia etc. However, for the balance unspent amount, the Company is constantly evaluating various projects to fulfill its obligations towards the society.

## MANAGEMENT DISCUSSION AND ANALYSIS REPORT

Management Discussion and Analysis Report with detailed review of operations, performance and future outlook, as stipulated under Regulation 34 read with Schedule V to the SEBI Listing Regulations, is presented in a separate section forming part of this Annual Report.

## CORPORATE GOVERNANCE

Your Company is committed to maintaining the highest standards of Corporate Governance and adhering to the Corporate Governance requirements as set out by Securities and Exchange Board of India (SEBI). The Report on Corporate Governance as stipulated under the SEBI Listing Regulations, forms part of the Annual Report along with the Certificate from the Practicing Company Secretary confirming compliance with the conditions of Corporate Governance as stipulated under Schedule V of the SEBI Listing Regulations and applicable provisions forms part of the Corporate Governance Report.

## OTHER DISCLOSURES UNDER COMPANIES ACT, 2013

### a) Extracts of Annual Return

Pursuant to the provisions of Section 134(3)(a) of the Act, extract of the Annual Return for the financial year ended March 31, 2020 made under the provisions of Section 92(3) of the Act forms part of this Report and is attached as **"Annexure-D"**. The Annual Return shall also be made available on the Company's website at [www.eldecogroup.com](http://www.eldecogroup.com)

### b) Meetings

During the year under review, the Board of Directors met 6 (Six) times in accordance with the provisions of the Act and rules made thereunder. The agenda of the meeting was circulated to the members of the Board in advance along with necessary

# DIRECTORS' REPORT

documents, reports, recommendations etc. so that each Board member can actively participate on agenda items during the meeting. The details of Board and Committee Meetings and the attendance of the Directors at such meetings are provided in the Corporate Governance Report, which forms part of this Annual Report. The intervening gap between the meetings was within the prescribed period under the Act and the SEBI Listing Regulations.

## c) Committees of the Board

The Company has four Board level Committees:

- 1) Audit Committee
- 2) Nomination and Remuneration Committee
- 3) Stakeholders Relationship Committee
- 4) Corporate Social Responsibility Committee

The details of the Committees along with their composition, number of meetings and attendance at the meetings are provided in the Corporate Governance Report forming part of this Annual Report.

## d) Composition of Audit Committee

The Board has constituted an Audit Committee, which comprises of Mr. Anil Tiwari as the Chairman and Mr. Pankaj Bajaj, Mr. Ranjit Khattar and Mr. Ashish Jain as the Members. Other details about the Committee are disclosed in the Corporate Governance Report forming part of this Annual Report.

## e) Related Party Transactions

All related party transactions were placed before the Audit Committee for approval and are negotiated on arms-length basis and are in the ordinary course of business. Therefore, the provisions of Section 188(1) of the Act are duly complied with. Disclosure as required under Section 134(3)(h) read with Rule 8(2) of the Companies(Accounts) Rules, 2014 are given in "Annexure-E" in Form AOC -2 as specified under the Act. Kindly refer the financial statements for the transactions with related parties entered during the year under review.

None of the transactions with any of the related parties were in conflict with the Company's interest. Suitable disclosure as required by the Accounting Standards has been made in the notes to the financial statements.

## f) Particulars of Loans, Guarantees and Investments

Pursuant to the provisions of Section 186 of the Act, the details of Loans, Guarantees and Investments made by the Company as at March 31, 2020 are given in the notes to the Financial Statements.

## SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS OR COURTS

There were no significant and material orders passed by the Regulators or Courts, which would impact the going concern status of the Company and its future operations.

## INTERNAL FINANCIAL CONTROL

The Board of your Company has laid down internal financial controls to be followed by the Company and that such internal financial controls are adequate and operating effectively. Your Company has maintained a proper and adequate system of internal controls.

A detailed note is given under Management Discussion and Analysis Report.

## VIGIL MECHANISM/WHISTLE BLOWER POLICY

The Company has established a Vigil Mechanism and Whistle Blower Policy for its Directors and employees to report concerns about unethical behaviour, actual or suspected fraud, or violation of Company's Code of Conduct. It also provides for adequate safeguards against the victimization of employees who avail of the mechanism, and allows direct access to the Chairman of the Audit Committee in exceptional cases.

The said Policy has been shared with all the concerned and has also been placed on the website of the Company namely <https://www.eldecogroup.com/investor/eldeco-housing-industries-ltd/corporate-governance/policies>

## DISCLOSURE UNDER SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013

The Company has in place a Policy for prevention of Sexual Harassment at the Workplace in line with the requirements of the Sexual Harassment of Women at the Workplace (Prevention, Prohibition & Redressal) Act, 2013.

Internal Complaints Committee (ICC) has been set up to redress complaints received regarding sexual harassment. All employees (permanent, contractual, temporary, trainees) are covered under this policy. The following is a summary of sexual harassment complaints received and disposed of during the year:

Number of complaints filed during the financial year	NIL
Number of complaints disposed of during the financial year	NIL
Number of complaints pending as on end of the financial year	NIL

## MATERIAL SUBSIDIARY

Omni Farms Private Limited ("Omni"), a wholly subsidiary of the Company is a material subsidiary of the Company under Regulation 24 of the SEBI Listing Regulations and accordingly one Independent Director of the Company was appointed on the Board of Omni Farms Private Limited.

Omni has received order dated 3<sup>rd</sup> July, 2020 from the Regional Director, Northern Region, Ministry of Corporate Affairs, New Delhi in respect of the shifting of Registered Office from the Union Territory of New Delhi to the State of Uttar Pradesh.

## COMPLIANCE WITH SECRETARIAL STANDARDS

During the period under review, the Board confirms that, the Company has complied with the applicable Secretarial Standards issued by the Institute of Company Secretaries of India (ICSI) as amended from time to time.

## CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION, FOREIGN EXCHANGE EARNINGS AND OUTGO

Pursuant to Section 134(3)(m) of the Act read with Companies (Accounts) Rules, 2014 are given as under:

1. **Conservation of Energy:** Your Company is conscious about energy consumption and environmental issues related with it. It is continuously making sincere efforts towards conservation of energy and optimizing its usage in all aspects of operations.
2. **Technology Absorption:** The Company is taking advantage of the latest developments and advancements in the Construction Industry. The Company is using indigenous technology which

# DIRECTORS' REPORT

is well established in the Country and no foreign technology/ know how was purchased. The Company has not incurred any R & D expenditure during the year.

3. **Export Activities:** There was no export activity in the Company during the year under review. The Company is not planning any export in the near future, as well.
4. **Foreign Exchange Earnings and Outgo:** There was no Foreign Exchange Earning and Outgo during the year under review.

## LISTING

The equity shares of the Company are presently listed at Bombay

Stock Exchange Limited. The Company has already paid listing fees of BSE for the financial year 2020-2021.

## ACKNOWLEDGEMENT

The Board of Directors places on record its sincere appreciation for the dedicated services by the employees of the Company at all levels and the constructive co-operation extended by them. Your Directors would also like to express their grateful appreciation for the assistance and support by all Shareholders, Government Authorities, Auditors, Bankers, Financial Institutions, Customers, Employees, Suppliers, other Business Associates and various other stakeholders.

For and on behalf of the Board  
**Eldeco Housing and Industries Limited**

**Pankaj Bajaj**  
Chairman cum Managing Director  
DIN: 00024735

Date: August 13, 2020  
Place: New Delhi



# ANNEXURE TO DIRECTORS' REPORT

## “ANNEXURE - B”

### Form No. MR-3 SECRETARIAL AUDIT REPORT

For the financial year ending March 31, 2020

(Pursuant to section 204(1) of the Companies Act, 2013 and Rule No. 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014)

To,  
The Members,  
**Eldeco Housing and Industries Limited**  
Eldeco Corporate Chamber-1,  
2<sup>nd</sup> Floor, Vibhuti Khand (Opp. Mandi Parishad),  
Gomti Nagar, Lucknow -226010

**CIN NO:** L45202UP1985PLC099376  
**AUTHORISED CAPITAL:** 45,55,00,000  
**PAID UP-CAPITAL:** 1,96,66,000

I, R K Tandon, Practicing Company Secretary having CP No. 3556, partner at **R K Tandon & Associates** have conducted the Secretarial Audit from 05<sup>th</sup> to 12<sup>th</sup> day of August, 2020 of the compliance of applicable statutory provisions and the adherence to good corporate practices by **Eldeco Housing & Industries Limited** (hereinafter called the Company). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing our opinion thereon.

Based on my verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the Company and also information provided by the Company, its Officers, Agents and Authorized Representatives during the conduct of Secretarial Audit, we hereby report that in our opinion, the Company has, during the audit period covering the financial year ended on 31<sup>st</sup> March, 2020, complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

I have examined the books, papers, minute books, forms and returns filed and other records maintained by Eldeco Housing & Industries Limited for the financial year ended on 31<sup>st</sup> March, 2020 according to the provisions of:

**(1) The Companies Act, 2013 (the Act) and the rules made there under and where applicable with regard to:**

- (a) Maintenance of various statutory registers and documents and making necessary entries therein;
- (b) Forms, returns, documents and resolutions required to be filed with the Registrar of Companies, Regional Director, Central Government, IEPF, NCLT or other authorities;
- (c) Notice of Board and various Committee meetings of Directors
- (d) Meetings of Directors and all the Committees of Directors and passing of circular resolutions;
- (e) Notice dated August 27, 2019 for convening of Annual General Meeting which was held on September 27, 2019;
- (f) Minutes of the proceedings of the Board Meetings, Committee Meetings and General Meetings;
- (g) Constitution of the Board of Directors, Committees of Directors and appointment, retirement and reappointment of Directors including Managing Directors and Executive Directors;
- (h) Appointment and remuneration of Statutory & Internal Auditors;

- (i) Transfer and transmission of the Company's shares, issue and allotment of shares and issue and delivery of certificates of shares;
  - (j) Declaration and payment of dividend;
  - (k) Transfer of amounts as required under the Act to the Investor Education and Protection Fund;
  - (l) Report of the Board of Directors;
  - (m) Compliance with the applicable clauses of the Secretarial Standards issued by the Institute of the Company Secretaries of India;
  - (n) CSR Committee constituted and functioning in accordance with the section 135 of Companies Act, 2013;
  - (o) No further Capital was issued during the F.Y. 2019-20.
  - (p) Generally, all other applicable provisions of the Act and the Rules there under.
- (2) The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made there under.**
- (3) The Depositories Act, 1996 and the Regulations and Bye-laws framed there under.**
- (4) The Following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'):-**
- The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011.
  - The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 1992.
  - The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client.
- (5) OTHER APPLICABLE ACTS:**
- National Building Code 2005 & Local Building Bye Laws.
  - Payment of Wages Act, 1936, and rules made thereunder.
  - The Minimum Wages Act, 1948, and rules made thereunder.
  - Employees' State Insurance Act, 1948, and rules made thereunder.
  - The Employees' Provident Fund and Miscellaneous Provisions Act, 1952, and rules made there under.
  - The Payment of Bonus Act, 1965, and rules made thereunder.
  - Payment of Gratuity Act, 1972, and rules made thereunder.
  - The Water (Prevention & Control of Pollution) Act, 1974, Read with Water (Prevention & Control of Pollution) Rules, 1975.
  - The Transfer of Property Act, 1882
  - The Land Acquisition, Rehabilitation & Resettlement Act, 2013
  - Indian Contract Act, 1872

# ANNEXURE TO DIRECTORS' REPORT

- U.P.Zamindari Abolition Land Reforms Act, 1950
- Works of Defence Act, 1903
- The National Highways Authority of India (Amendment) Act, 2013
- Forest Conservation Act, 1980
- Registration Act, 1908
- Indian Stamp Act, 1899
- Building & Other Construction Workers' (Regulation of Employment Conditions of Service) Act, 1996 & Rules, 1998
- Building & Other Construction Workers' Welfare Cess Act, 1996
- Shops & Establishment Act, 1954
- The Contract Labour (Regulation & Abolition) Act, 1970
- Environment Protection Act, 1986
- U. P. Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010
- Consumer Protection Act, 1986
- Right to Information Act, 2005
- The Competition Act, 2002
- The Sexual Harassment of Women at Workplace (Prevention, Prohibition & Redressal Act) 2013
- The Maternity Benefits Act, 1961
- Air (Prevention & Control of Pollution) Act, 1981

We have also examined compliance with the applicable clauses of the following:

- SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

## **COMPLIANCE OF COMPANIES (CORPORATE SOCIAL RESPONSIBILITY POLICY) RULES 2014:**

The Company spent Rs. 15,15,582/- during the Financial Year 2019-20 as against 2% of the average net profit of the last three years of the Company, which worked out to Rs. 54,53,579.93/-. The Company had adopted CSR Policy in its Board Meeting held on 11<sup>th</sup> February 2015, recommended by the CSR Committee. The Policy has been updated by the Board keeping in view the amendments issued from time to time.

## **COMPLIANCE UNDER REAL ESTATES (REGULATION AND DEVELOPMENT) ACT, 2016:**

The Company has made compliances of RERA Rules and has registered all its ongoing projects.

During the period under review the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards etc. mentioned above.

I further report that, the Board of Directors of the Company is duly constituted with proper balance of Executive Directors & Non-Executive Directors. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Companies Act, 2013.

Adequate notice is given to all directors to conduct the Board/ General Meetings as per requirement of Secretarial Standards of the Institute of Company Secretaries of India, Agenda and detailed Notes on Agenda were sent in accordance of Law.

I further report that there are adequate systems and processes in the Company commensurate with the size and operations of the Company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

I further confirm that the Company is maintaining all records as required under the aforementioned laws.

**For R K Tandon & Associates**

Place: Lucknow  
Date : 12.08.2020  
UDIN:F000672B000573530

**(R K Tandon)**  
Partner  
Mem No. FCS 672  
C P No. 3556

# ANNEXURE TO DIRECTORS' REPORT

## Annexure I

To,  
The Members,  
**Eldeco Housing and Industries Limited**  
Eldeco Corporate Chamber-1,  
2nd Floor, Vibhuti Khand (Opp. Mandi Parishad),  
Gomti Nagar Lucknow -226010

I am pleased to inform that I have conducted the Secretarial Audit of '**Eldeco Housing and Industries Limited**' which was incorporated on 06.03.1985, registered under the Companies Act, 1956 for the Financial Year 2019-20. In our opinion, '**Eldeco Housing and Industries Limited**' has duly complied with the provisions of the applicable laws as and when required. The Records were found to be properly maintained and preserved.

I further declare the following -

1. Maintenance of the Secretarial record is the responsibility of the management of the Company. Our responsibility is to express an opinion on these secretarial records based on our audit.
2. We have followed the audit practice and process as were appropriate to obtain reasonable assurance about the correctness of the contents of the secretarial and other records.
3. Wherever required we have obtained information, documents and management views with regard to compliance of various laws applicable on Company and consequential laws thereof, the explanations and views of Management prima facie confirm compliances.
4. In preparation of the report, we have relied on documents presented before us, disclosures made to us and certificates rendered to us during the conduct of audit.

For & on behalf of  
**R K Tandon & Associates**

(R. K. Tandon)  
Partner  
Company Secretary in Practice  
Membership No. F672  
CP No. 3556

UDIN: F000672B000573530

Date: 12.08.2020  
Place: Lucknow

# ANNEXURE TO DIRECTORS' REPORT

## “ANNEXURE - C”

### Corporate Social Responsibility

Pursuant to Section 135 of the Act read with Companies (Corporate Social Responsibility Policy) Rules, 2014 and with various clarifications issued by the Ministry of Corporate Affairs, every Company having the net worth of Rs. 500 crores or more or turnover of Rs. 1000 crores or more or net profit of Rs. 5 crore or more during the immediately preceding financial year have to spend at least 2% of the average net profit of the Company made during the three immediately preceding financial years.

Accordingly, the details of the expenditure made by the Company are as follows:

- A brief outline of the Company's CSR policy, including overview of projects or programs proposed to be undertaken and a reference to the web- link to the CSR policy and projects and programs:**

It can be viewed at <https://www.eldecogroup.com/investor/eldeco-housing-industries-ltd/corporate-governance/policies>

- The Composition of the CSR Committee:**

1.	Mr. Anil Tiwari	Chairman
2.	Mr. Pankaj Bajaj	Member
3.	Mr. ShrikantJajodia	Member

- Average Net Profit of the Company for the last three financial years:**

Rs. 27,26,78,996/-

- Prescribed CSR expenditure (Two percent of the amount as in the item 3 above):**

Rs. 54,53,580/-

- Details of the CSR spent during the financial year:**

(a) Total amount to be spent for the financial year : Rs. 54,53,580/-

(b) Amount unspent : Rs. 39,37,998/-

(c) Manner in which the amount is spent during the financial year is detailed below:

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
S. No.	CSR project or activity identified	Sector in which the project is covered	Projects or programs (1) Local area or other (2) Specify the state and district where projects or programs was undertaken	Amount outlay (budget) project or programs wise	Amount spent on the projects or programs Sub heads: (1) Direct expenditure on projects or programs (2) Overheads	Cumulative expenditure upto the reporting period	Amount spent Direct or through implementing agency
1.	Mid day meals for the poor section of the society	Eradicating hunger, poverty and malnutrition	Lucknow, Uttar Pradesh	NIL	Direct expenditure - Rs. 111,804/-	Rs. 111,804/-	Direct
2.	Payment of Salary to Teachers of Bal Seva Kendra	Promotion of education	Lucknow, Uttar Pradesh	NIL	Direct expenditure - Rs. 137,480/-	Rs. 137,480/-	Direct
3.	Sponsorship Fees to Sports Development Society	Promotion of Sports	Lucknow, Uttar Pradesh	NIL	Direct expenditure - Rs. 102,041/-	Rs. 102,041/-	Direct
4.	Distribution Of Track Suit For 23 <sup>rd</sup> National Youth Festival 2020	Promotion of sports	Lucknow, Uttar Pradesh	NIL	Direct expenditure - Rs. 67,500/-	Rs. 67,500/-	Direct
5.	Contribution made towards laying of sewer line at City Site	Upliftment and advancement of society	Lucknow, Uttar Pradesh	NIL	Direct expenditure - Rs. 78,661/-	Rs. 78,661/-	Direct
6.	Construction of Read near Regalia	Upliftment and advancement of society	Lucknow, Uttar Pradesh	NIL	Direct expenditure - Rs. 946,096/-	Rs. 946,096/-	Direct
7.	Health Checkup camp near Regalia	Promoting health care	Lucknow, Uttar Pradesh	NIL	Direct expenditure - Rs. 72,000/-	Rs. 72,000/-	Direct



# ANNEXURE TO DIRECTORS' REPORT

**6. In case the Company has failed to spent the two-percent:**

The Company has spent Rs. 15,15,582/- towards Mid-day meals for the poor section of the society, Sports Development Society for sponsorship fees for holding 19<sup>th</sup> Eldeco Cup Tennis Tournament, Distribution Of Track Suit For 23<sup>rd</sup> National Youth Festival 2020, Contribution made towards Laying of Sewer Line at City Site, Construction of Road near Regalia and Health Checkup camp near Regalia etc. However, for the balance unspent amount, the Company is constantly evaluating various projects to fulfill its obligations towards the society.

**7. A responsibility statement of the CSR Committee that the implementation and monitoring of CSR Policy, is in compliance with CSR objectives and Policy of the Company:**

The CSR Committee confirms that implementation and monitoring of CSR Policy is in compliance with the CSR objectives and Policy of the Company.

**Pankaj Bajaj**  
Chairman cum Managing Director

**Anil Tiwari**  
Chairman of CSR Committee

# ANNEXURE TO DIRECTORS' REPORT

## “ANNEXURE - D”

### EXTRACT OF ANNUAL RETURN FORM NO. MGT 9

As on financial year ended on March 31, 2020

{Pursuant to Section 92 (3) of the Companies Act, 2013 and rule 12(1) of the Company (Management & Administration) Rules, 2014}

#### I. REGISTRATION & OTHER DETAILS:

1.	CIN	L45202UP1985PLC099376
2.	Registration Date	March 6 , 1985
3.	Name of the Company	Eldeco Housing and Industries Limited
4.	Category/Sub-category of the Company	Company limited by shares
5.	Address of the Registered Office & contact details	Eldeco Corporate Chamber - 1 , 2 <sup>nd</sup> Floor, Vibhuti Khand (Opp. Mandi Parishad), Gomti Nagar, Lucknow-226010 Tel.: +91 522 4039999   Fax: +91 522 4039900   Web:www.eldecogroup.com
6.	Whether listed Company	Yes (Listed at Bombay Stock Exchange)
7.	Name, Address & contact details of the Registrar & Transfer Agent, if any.	M/s Skyline Financial Services Private Limited D-153 A, 1 <sup>st</sup> Floor, Okhla Industrial Area, Phase - I, New Delhi-110 020 Tel.: +91 11 40450193-97   Fax: +91 11 26812682   Web:www.skylinerta.com

#### II. PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY

All the business activities contributing 10% or more of the total turnover of the Company shall be stated:

S. No.	Name and Description of main products / services	NIC Code of the Product/ service	% to total turnover of the Company
1.	Real Estate Activity	68100	100%

#### III. PARTICULARS OF HOLDING, SUBSIDIARY AND ASSOCIATE COMPANIES:

S. No.	Name and Address of the Company	CIN	Holding/ Subsidiary/ Associate	% of Shares held	Applicable Section
1	<b>Aaj Constructions Private Limited</b> Regd Off- Hall No. 2, 2 <sup>nd</sup> Floor, Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow-226010	U45400UP2007PTC034025	Subsidiary (Wholly Owned Subsidiary)	100%	Sec 2(87)
2	<b>Artistry Construction Private Limited</b> Regd Off- Hall No. 2, 2 <sup>nd</sup> Floor, Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow-226010	U45400UP2007PTC033252	Subsidiary (Wholly Owned Subsidiary)	100%	Sec 2(87)
3	<b>Carnation Realtors Private Limited</b> Regd Off - 2 <sup>nd</sup> Floor, Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow-226010	U70102UP2012PTC048698	Subsidiary (Wholly Owned Subsidiary)	100%	Sec 2(87)
4	<b>Conviction Constructions Private Limited</b> Regd Off- 2 <sup>nd</sup> Floor, Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow-226010	U45400UP2008PTC035100	Subsidiary (Wholly Owned Subsidiary)	100%	Sec 2(87)
5	<b>Deepjyoti Constructions Private Limited</b> Regd. Off- 2 <sup>nd</sup> Floor, Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow -226010	U45400UP2008PTC035101	Subsidiary (Wholly Owned Subsidiary)	100%	Sec 2(87)
6	<b>Dua Constructions Private Limited</b> Regd. Off- 2 <sup>nd</sup> Floor, Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow -226010	U45400UP2007PTC034022	Subsidiary (Wholly Owned Subsidiary)	100%	Sec 2(87)
7	<b>Erudite Constructions Private Limited</b> Regd Off- Hall No. 2, 2 <sup>nd</sup> Floor, Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow-226010	U45400UP2007PTC033576	Subsidiary (Wholly Owned Subsidiary)	100%	Sec 2(87)

# ANNEXURE TO DIRECTORS' REPORT

S. No.	Name and Address of the Company	CIN	Holding/ Subsidiary/ Associate	% of Shares held	Applicable Section
8	<b>Facility Constructions Private Limited</b> Regd. Off- 2 <sup>nd</sup> Floor, Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow -226010	U45400UP2008PTC035097	Subsidiary (Wholly Owned Subsidiary)	100%	Sec 2(87)
9	<b>Fixity Constructions Private Limited</b> Regd. Off - 2 <sup>nd</sup> Floor, Eldeco Corporate Chamber - I, Vibhuti Khand, Gomti Nagar, Lucknow -226010	U45400UP2008PTC035098	Subsidiary (Wholly Owned Subsidiary)	100%	Sec 2(87)
10	<b>Flourish Constructions Private Limited</b> Regd. Off - Hall No. 2, 2 <sup>nd</sup> Floor, Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow-226010	U45400UP2007PTC033725	Subsidiary (Wholly Owned Subsidiary)	100%	Sec 2(87)
11	<b>Frozen Constructions Private Limited</b> Regd. Off - Hall No. 2, 2 <sup>nd</sup> Floor, Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow-226010	U45201UP2006PTC032121	Subsidiary (Wholly Owned Subsidiary)	100%	Sec 2(87)
12	<b>Garv Constructions Private Limited</b> Regd. Off- 2 <sup>nd</sup> Floor, Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow -226010	U45400UP2007PTC034023	Subsidiary (Wholly Owned Subsidiary)	100%	Sec 2(87)
13	<b>Heather Buildcon Private Limited</b> Regd. Off - Hall No. 2, 2 <sup>nd</sup> Floor, Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow-226010	U70102UP2012PTC048199	Subsidiary (Wholly Owned Subsidiary)	100%	Sec 2(87)
14	<b>Iris Realtors Private Limited</b> Regd. Off - 2 <sup>nd</sup> Floor, Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow-226010	U70102UP2012PTC048699	Subsidiary (Wholly Owned Subsidiary)	100%	Sec 2(87)
15	<b>Khwahish Constructions Private Limited</b> Regd. Off- 2 <sup>nd</sup> Floor, Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow -226010	U45400UP2008PTC035099	Subsidiary (Wholly Owned Subsidiary)	100%	Sec 2(87)
16	<b>Neo Realtors Private Limited</b> Regd. Off-2 <sup>nd</sup> Floor, Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow-226010	U70102UP2012PTC048706	Subsidiary (Wholly Owned Subsidiary)	100%	Sec 2(87)
17	<b>Neptune Infracon Private Limited</b> Regd. Off-2 <sup>nd</sup> Floor, Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow-226010	U70102UP2012PTC048700	Subsidiary (Wholly Owned Subsidiary)	100%	Sec 2(87)
18	<b>Numerous Constructions Private Limited</b> Regd. Off - 2 <sup>nd</sup> Floor, Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow-226010	U70102UP2012PTC048707	Subsidiary (Wholly Owned Subsidiary)	100%	Sec 2(87)
19	<b>Omni Farms Private Limited#</b> Regd. Off-Eldeco Corporate Chamber-I, 2 <sup>nd</sup> Floor, Vibhuti Khand (Opp. Mandi Parishad), Gomti Nagar, Lucknow-226010	U74899DL1989PTC035079	Subsidiary (Wholly Owned Subsidiary)	100%	Sec 2(87)
20	<b>Perpetual Constructions Private Limited</b> Regd. Off- 2 <sup>nd</sup> Floor, Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow -226010	U45400UP2008PTC035093	Subsidiary (Wholly Owned Subsidiary)	100%	Sec 2(87)
21	<b>Placate Constructions Private Limited</b> Regd. Off- Hall No. 2, 2 <sup>nd</sup> Floor, Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow-226010	U45201UP2006PTC032120	Subsidiary (Wholly Owned Subsidiary)	100%	Sec 2(87)

# ANNEXURE TO DIRECTORS' REPORT

S. No.	Name and Address of the Company	CIN	Holding/ Subsidiary/ Associate	% of Shares held	Applicable Section
22	<b>Primacy Constructions Private Limited</b> Regd. Off- 2 <sup>nd</sup> Floor, Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow -226010	U45400UP2008PTC035092	Subsidiary (Wholly Owned Subsidiary)	100%	Sec 2(87)
23	<b>Samarpit Constructions Private Limited</b> Regd. Off- 2 <sup>nd</sup> Floor, Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow -226010	U45400UP2007PTC034024	Subsidiary (Wholly Owned Subsidiary)	100%	Sec 2(87)
24	<b>Shivaye Constructions Private Limited</b> Regd. Off-2 <sup>nd</sup> Floor, Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow-226010	U70102UP2012PTC048704	Subsidiary (Wholly Owned Subsidiary)	100%	Sec 2(87)
25	<b>Suniyojit Constructions Private Limited</b> Regd. Off-2 <sup>nd</sup> Floor, Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow -226010	U45400UP2007PTC034028	Subsidiary (Wholly Owned Subsidiary)	100%	Sec 2(87)
26	<b>Sushobhit Constructions Private Limited</b> Regd. Off-2 <sup>nd</sup> Floor, Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow -226010	U45400UP2008PTC035094	Subsidiary (Wholly Owned Subsidiary)	100%	Sec 2(87)
27	<b>Swarajya Builders Private Limited</b> Regd. Off- Hall No. 2, 2 <sup>nd</sup> Floor, Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow-226010	U70102UP2011PTC048144	Subsidiary (Wholly Owned Subsidiary)	100%	Sec 2(87)
28	<b>Swarg Constructions Private Limited</b> Regd. Off- 2 <sup>nd</sup> Floor, Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow-226010	U70102UP2012PTC048703	Subsidiary (Wholly Owned Subsidiary)	100%	Sec 2(87)
29	<b>Swabhiman Buildtech Limited**</b> Regd. Office: 201-212, 2 <sup>nd</sup> Floor, Spendor Forum, Jasola District Centre, New Delhi-110025	U70102UP2012PTC048702	Subsidiary (Wholly Owned Subsidiary)	100%	Sec 2(87)
30	<b>Swarnim Nirman Private Limited***</b> Regd. Off- 2 <sup>nd</sup> Floor, Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow-226010	U70102DL2005PLC133372	Subsidiary (Wholly Owned Subsidiary)	100%	Sec 2(87)
31	<b>Turbo Realtors Private Limited</b> Regd. Off- 2 <sup>nd</sup> Floor, Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow-226010	U70109UP2006PTC066090	Subsidiary (Wholly Owned Subsidiary)	100%	Sec 2(87)
32	<b>Utsav Constructions Private Limited</b> Regd. Off- 2 <sup>nd</sup> Floor, Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow-226010	U45400UP2007PTC034029	Subsidiary (Wholly Owned Subsidiary)	100%	Sec 2(87)
33	<b>Villa Constructions Private Limited</b> Regd. Off-2 <sup>nd</sup> Floor, Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow-226010	U70102UP2012PTC048705	Subsidiary (Wholly Owned Subsidiary)	100%	Sec 2(87)
34	<b>Yojna Constructions Private Limited</b> Regd. Off- Hall No. 2, 2 <sup>nd</sup> Floor, Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow-226010	U45400UP2007PTC034009	Subsidiary (Wholly Owned Subsidiary)	100%	Sec 2(87)

\* During the year, Eldeco Housing and Industries Limited (EHIL) has acquired 850 equity shares (being 17% of the total equity share capital) of Omni Farms Private Limited in which EHIL was already holding 4150 equity shares (being 83% of total equity shares of Omni Farms Private Limited). Consequent upon acquisition, Omni Farms Private Limited has become a wholly owned subsidiary w.e.f. 26<sup>th</sup> December, 2019.

# Order received from the Regional Director, Northern Region, Ministry of Corporate Affairs, New Delhi dated 3<sup>rd</sup> July, 2020 in respect of the shifting of Registered Office from the Union Territory of New Delhi to the State of Uttar Pradesh. Certificate regarding the same is yet to be received.

\*\* Became Wholly Owned Subsidiary of the Company w.e.f. 4<sup>th</sup> December, 2019.

\*\*\*Ceased to be Wholly Owned Subsidiary of the Company w.e.f. 14<sup>th</sup> March, 2020.



# ANNEXURE TO DIRECTORS' REPORT

## IV. SHARE HOLDING PATTERN (EQUITY SHARE CAPITAL BREAKUP AS PERCENTAGE OF TOTAL EQUITY)

### i. Category-wise Share Holding:

Category of Shareholders	No. of Shares held at the end of the year [As on March 31, 2019]				No. of Shares held at the end of the year [As on March 31, 2020]				% Change during the year
	Demat	Physical	Total	% of Total Shares	Demat	Physical	Total	% of Total Shares	
<b>A. Promoter</b>									
<b>(1) Indian</b>									
a) Individual/HUF	1068267	-	1068267	54.32	1068267	-	1068267	54.32	-
b) Central Govt	-	-	-	-	-	-	-	-	-
c) State Govt(s)	-	-	-	-	-	-	-	-	-
d) Bodies Corporate	10000	-	10000	0.51	10000	-	10000	0.51	-
e) Banks / FI	-	-	-	-	-	-	-	-	-
f) Any other	-	-	-	-	-	-	-	-	-
<b>Sub Total (A)(1)</b>	<b>1078267</b>	<b>-</b>	<b>1078267</b>	<b>54.83</b>	<b>1078267</b>	<b>-</b>	<b>1078267</b>	<b>54.83</b>	<b>-</b>
<b>(2) Foreign</b>									
a) NRI Individuals	-	-	-	-	-	-	-	-	-
b) Other Individuals	-	-	-	-	-	-	-	-	-
c) Bodies Corporate	-	-	-	-	-	-	-	-	-
d) Banks/FI	-	-	-	-	-	-	-	-	-
e) Any other	-	-	-	-	-	-	-	-	-
<b>Sub Total (A)(2)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total shareholding of Promoter (A)=(A1)+(A2)</b>	<b>1078267</b>	<b>-</b>	<b>1078267</b>	<b>54.83</b>	<b>1078267</b>	<b>-</b>	<b>1078267</b>	<b>54.83</b>	<b>-</b>
<b>B. Public Shareholding</b>									
<b>1. Institutions</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
a) Mutual Funds	-	-	-	-	-	-	-	-	-
b) Banks / FI	0	0	0	0	5	0	5	0	-
c) Central Govt.	-	-	-	-	-	-	-	-	-
d) State Govt.(s)	-	-	-	-	-	-	-	-	-
e) Venture Capital Funds	-	-	-	-	-	-	-	-	-
f) Insurance Companies	-	-	-	-	-	-	-	-	-
g) FIIs	-	-	-	-	-	-	-	-	-
h) Foreign Venture Capital Funds	-	-	-	-	-	-	-	-	-
i) Others (specify)	-	-	-	-	-	-	-	-	-
<b>Sub-total (B)(1):-</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>-</b>
<b>2. Non-Institutions</b>									
<b>a) Bodies Corp.</b>									
i) Indian	405526	1000	406526	20.67	397252	1000	398252	20.25	-0.42
ii) Overseas	-	-	-	-	-	-	-	-	-

# ANNEXURE TO DIRECTORS' REPORT

Category of Shareholders	No. of Shares held at the end of the year [As on March 31, 2019]				No. of Shares held at the end of the year [As on March 31, 2020]				% Change during the year
	Demat	Physical	Total	% of Total Shares	Demat	Physical	Total	% of Total Shares	
<b>b) Individuals</b>									
i) Individual shareholders having nominal share capital upto Rs. 1 lakh	257088	69193	326281	16.59	257701	58341	316042	16.07	-0.52
ii) Individual shareholders having nominal share capital in excess of Rs. 1 lakh	107038	0	107038	5.44	120713	0	120713	6.14	0.70
<b>c) Others</b>									
(i) Non Resident Indian	3055	0	3055	0.16	3166	0	3166	0.16	0.00
(ii) HUF	14992	0	14992	0.76	17160	0	17160	0.87	0.11
(iii) Clearing Members	90	0	90	0	182	0	182	0.01	0.01
(iv) Trusts	60	0	60	0	34	0	34	0.00	0.00
(v) Foreign National	-	-	-	-	-	-	-	-	-
(vi) NBFC Registered with RBI	-	-	-	-	-	-	-	-	-
<b>Sub-total (B)(2):-</b>	<b>787849</b>	<b>70193</b>	<b>858042</b>	<b>43.63</b>	<b>795706</b>	<b>59843</b>	<b>855549</b>	<b>43.50</b>	<b>-0.13</b>
<b>Total Public Shareholding(B)=(B)(1)+ (B)(2)</b>	<b>787849</b>	<b>70193</b>	<b>858042</b>	<b>43.63</b>	<b>795711</b>	<b>59843</b>	<b>855554</b>	<b>43.50</b>	<b>-0.13</b>
<b>C. Shares held by Custodian for GDRs &amp; ADRs</b>	-	-	-	-	-	-	-	-	-
<b>D. IEPF</b>	<b>30291</b>	<b>0</b>	<b>30291</b>	<b>1.54</b>	<b>32779</b>	<b>0</b>	<b>32779</b>	<b>1.67</b>	<b>0.13</b>
<b>Grand Total (A+B+C+D)</b>	<b>1896407</b>	<b>70193</b>	<b>1966600</b>	<b>100</b>	<b>1906757</b>	<b>59843</b>	<b>1966600</b>	<b>100</b>	<b>-</b>

**Note:**

1. Paid up Share Capital of the Company (Face Value Rs. 10) at the end of the year is 1966600 Shares.
2. The details of holding has been clubbed based on PAN.
3. % of total Shares of the Company is based on the paid up Capital of the Company at the end of the Year.

**ii) Shareholding of Promoter**

S. No.	Shareholder's Name	Shareholding at the end of the year [As on March 31, 2019]			Shareholding at the end of the year [As on March 31, 2020]			% change in shareholding during the year
		No. of Shares	% of total Shares of the Company	% of Shares Pledged / encumbered to total shares	No. of Shares	% of total Shares of the Company	% of Shares Pledged / encumbered to total shares	
1.	Pankaj Bajaj	1068267	54.32	-	1068267	54.32	-	-
2.	Eldeco Infrastructure and Properties Limited	10000	0.51	-	10000	0.51	-	-

# ANNEXURE TO DIRECTORS' REPORT

## iii) Change in Promoters' Shareholding

S. No.	Name of the Shareholder	Shareholding at the beginning of the year (April 1, 2019)		Cumulative Shareholding during the year	
		No. of Shares	% to total Shares of the Company	No. of Shares	% of total shares of the Company
1.	<b>Pankaj Bajaj</b>				
	At the beginning of the year	1068267	54.32	1068267	54.32
	At the end of the year	1068267	54.32	1068267	54.32
2.	<b>Eldeco Infrastructure and Properties Limited</b>				
	At the beginning of the year	10000	0.51	10000	0.51
	At the end of the year	10000	0.51	10000	0.51

## iv) Shareholding Pattern of top ten Shareholders (Other than Directors, Promoters and Holders of GDRs and ADRs)

S. No.	Name of the Shareholder	Shareholding		Cumulative Shareholding during the year	
		No. of Shares	% to total Shares of the Company	No. of Shares	% of total shares of the Company
1.	<b>GUARDIAN ADVISORS PVT LTD-CORE VALUE A/C</b>				
	At the beginning of the year	86226	4.38	86226	4.38
	Sale of Shares as on 10/05/2019	12000	0.61	74226	3.77
	Sale of Shares as on 30/08/2019	4000	0.20	70226	3.57
	Sale of Shares as on 31/08/2019	40226	2.04	30000	1.53
	Purchase of Shares as on 06/09/2019	40226	2.04	70226	3.57
	Purchase of Shares as on 27/09/2019	19267	0.98	89493	4.55
	Sale of Shares as on 29/11/2019	8000	0.41	81493	4.14
	Purchase of Shares as on 13/12/2019	35	0.01	81528	4.15
	Purchase of Shares as on 20/12/2019	7	0.00	81535	4.15
	Purchase of Shares as on 14/02/2020	9500	0.48	91035	4.63
	At the end of the year	91035	4.63	91035	4.63
2.	<b>M B FINMART PRIVATE LIMITED</b>				
	At the beginning of the year	61067	3.11	61067	3.11
	At the end of the year	61067	3.11	61067	3.11
3.	<b>PURAN ASSOCIATES PRIVATE LIMITED</b>				
	At the beginning of the year	54533	2.77	54533	2.77
	At the end of the year	54533	2.77	54533	2.77
4.	<b>ARJUN LAMBA</b>				
	At the beginning of the year	38806	1.97	38806	1.97
	Purchase of Shares as on 10/05/2019	12000	0.61	50806	2.58
	Sale of Shares as on 30/08/2019	2000	0.10	48806	2.48
	Sale of Shares as on 31/08/2019	6806	0.34	42000	2.14
	Purchase of Shares as on 06/09/2019	6806	0.34	48806	2.48
	Purchase of Shares as on 27/09/2019	2684	0.14	51490	2.62

# ANNEXURE TO DIRECTORS' REPORT

S. No.	Name of the Shareholder	Shareholding		Cumulative Shareholding during the year	
		No. of Shares	% to total Shares of the Company	No. of Shares	% of total shares of the Company
	Purchase of Shares as on 29/11/2019	8000	0.41	59490	3.03
	Sale of Shares as on 07/02/2020	9510	0.49	49980	2.54
	At the end of the year	49980	2.54	49980	2.54
<b>5.</b>	<b>VIC ENTERPRISES PRIVATE LIMITED</b>				
	At the beginning of the year	48062	2.44	48062	2.44
	At the end of the year	48062	2.44	48062	2.44
<b>6.</b>	<b>CHOWDRY ASSOCIATES</b>				
	At the beginning of the year	29615	1.51	29615	1.51
	Purchase of Shares as on 26/04/2019	165	0.00	29780	1.51
	Purchase of Shares as on 31/05/2019	1362	0.07	31142	1.58
	Purchase of Shares as on 21/06/2019	1236	0.07	32378	1.65
	Purchase of Shares as on 13/09/2019	357	0.01	32735	1.66
	Purchase of Shares as on 27/09/2019	111	0.01	32846	1.67
	Purchase of Shares as on 11/10/2019	75	0.00	32921	1.67
	At the end of the year	32921	1.67	32921	1.67
<b>7.</b>	<b>MILKY INVESTMENT AND TRADING COMPANY</b>				
	At the beginning of the year	27492	1.40	27492	1.40
	At the end of the year	27492	1.40	27492	1.40
<b>8.</b>	<b>RATNA COMMERCIAL ENTERPRISES PRIVATE LIMITED</b>				
	At the beginning of the year	22410	1.14	22410	1.14
	At the end of the year	22410	1.14	22410	1.14
<b>9.</b>	<b>GYAN ENTERPRISES PRIVATE LIMITED</b>				
	At the beginning of the year	21171	1.08	21171	1.08
	At the end of the year	21171	1.08	21171	1.08
<b>10.</b>	<b>ASHA BURMAN</b>				
	At the beginning of the year	16663	0.85	16663	0.85
	At the end of the year	16663	0.85	16663	0.85

Note: Dates of Purchase/Sale of Shares is based on the Benpose Data given by the RTA of the Company

## v) Shareholding of Directors and Key Managerial Personnel

S. No.	Name of the Shareholder	Shareholding		Cumulative Shareholding during the year	
		No. of Shares	% to total Shares of the Company	No. of Shares	% of total shares of the Company
<b>1.</b>	<b>Pankaj Bajaj - Chairman cum Managing Director</b>				
	At the beginning of the year	1068267	54.32	1068267	54.32
	At the end of the year	1068267	54.32	1068267	54.32



# ANNEXURE TO DIRECTORS' REPORT

The following Directors / Key Managerial Personnel (KMP) did not hold any Shares during the financial year 2019-2020:

- ShrikantJajodia - Director
- Ashish Jain - Director
- Anil Tiwari - Director
- Rahul Aggarwal - Director
- Ranjit Khattar - Director
- Rupali Chopra - Director
- Sushil Dutt Mishra - Chief Financial Officer
- Chandni Vij - Company Secretary

## V. INDEBTEDNESS

Indebtedness of the Company including interest outstanding/accrued but not due for payment.

	Secured Loans excluding deposits	Unsecured Loans	Deposits	Total Indebtedness
<b>Indebtedness at the beginning of the financial year</b>				
i) Principal Amount	-	-	-	-
ii) Interest due but not paid	-	-	-	-
iii) Interest accrued but not due	-	-	-	-
<b>Total (i+ii+iii)</b>	-	-	-	-
<b>Change in Indebtedness during the financial year</b>				
* Addition	-	-	-	-
* Reduction	-	-	-	-
<b>Net Change</b>	-	-	-	-
<b>Indebtedness at the end of the financial year</b>				
i) Principal Amount	-	-	-	-
ii) Interest due but not paid	-	-	-	-
iii) Interest accrued but not due	-	-	-	-
<b>Total (i+ii+iii)</b>	-	-	-	-

## VI. REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL

### A. Remuneration to Managing Director, Whole-time Directors and/or Manager

(in Rs.)

S. No.	Particulars of Remuneration	Name of MD/WTD/ Manager	Total Amount
		Pankaj Bajaj (Chairman cum Managing Director)	
1.	Gross Salary		
	(a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961	1,00,00,000	1,00,00,000
	(b) Value of perquisites u/s 17(2) Income-tax Act, 1961	-	-
	(c) Profits in lieu of salary under section 17(3) Income- tax Act, 1961	-	-
2.	Stock Option	-	-
3.	Sweat Equity	-	-
4.	Commission		
	- as % of profit		
	- others	-	-
5.	Others, Please Specify	-	-
	<b>Total (A)</b>	<b>1,00,00,000</b>	<b>1,00,00,000</b>

# ANNEXURE TO DIRECTORS' REPORT

## B. Remuneration to Other Directors (Sitting Fees)

(in Rs.)

S N.	Particulars of Remuneration	Name of Directors				Total Amount
		Anil Tiwari	Ashish Jain	Ranjit Khattar	Rupali Chopra	
1	<b>Independent Directors</b>					
	Fee for attending Board/Committee meetings	60,000	50,000	70,000	40,000	2,20,000
	Commission	-	-	-	-	-
	Others, please specify	-	-	-	-	-
	<b>Total (I)</b>	<b>60,000</b>	<b>50,000</b>	<b>70,000</b>	<b>40,000</b>	<b>2,20,000</b>
2	<b>Other Non-Executive Directors</b>	Shrikant Jajodia	-	-	-	-
	Fee for attending Board/Committee meetings	70,000	-	-	-	70,000
	Commission	-	-	-	-	-
	Others, please specify	-	-	-	-	-
	<b>Total (II)</b>	<b>70,000</b>				<b>70,000</b>
	<b>Total = (I+II)</b>	-	-	-	-	<b>2,90,000</b>
	<b>Total Managerial Remuneration(A+B)</b>	-	-	-	-	<b>1,02,90,000</b>

## C. Remuneration to Key Managerial Personnel Other Than MD/Manager/WTD

(in Rs.)

S. No.	Particulars of Remuneration	Key Managerial Personnel		
		Chief Financial Officer	Company Secretary	Total
1	Gross salary			
	(a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961	16,82,800/-	4,30,057/-	21,12,857/-
	(b) Value of perquisites u/s 17(2) Income-tax Act, 1961	-	-	-
	(c) Profits in lieu of salary under section 17(3) Income-tax Act, 1961	-	-	-
2	Stock Option	-	-	-
3	Sweat Equity	-	-	-
4	Commission	-	-	-
	- as % of profit	-	-	-
	Others specify	-	-	-
5	Others, please specify	-	-	-
	<b>Total</b>	<b>16,82,800/-</b>	<b>4,30,057/-</b>	<b>21,12,857/-</b>

## VII. PENALTIES / PUNISHMENT/ COMPOUNDING OF OFFENCES:

There were no penalties/punishment/compounding of offences for the year ending March 31, 2020.

# ANNEXURE TO DIRECTORS' REPORT

## “ANNEXURE - E”

### FORM NO. AOC-2

Form for disclosure of particulars of contracts/arrangements entered into by the Company with related parties referred to in sub-section (1) of section 188 of the Companies Act, 2013 including certain arm's length transactions under third proviso thereto

(Pursuant to clause (h) of sub-section (3) of section 134 of the Act and Rule 8(2) of the Companies (Accounts) Rules, 2014)

1. Details of contracts or arrangements or transactions not at arm's length basis: N.A
2. Details of contracts or arrangements or transactions at arm's length basis:

Name(s) of the related party and nature of relationship	Nature of contracts/ arrangement/ transactions	Duration of the contracts / arrangements/ transactions	Salient terms of the contracts or arrangements or transactions including the value, if any:	Date(s) of approval by the Board, if any:	Amount paid as advances, if any:
Eldeco Infrastructure and Properties Limited (EIPL) is a related party.  EIPL is the Promoter of Eldeco Housing and Industries Limited	Percentage of License Fees increased from 2% to 3% of the annual turnover of the Licensee with effect from 1 <sup>st</sup> April, 2018	1 <sup>st</sup> April, 2018 to 31 <sup>st</sup> March, 2020	License agreement (“Agreement”) dated 1 <sup>st</sup> April, 2017 (“Effective date”) was executed between the Company and EIPL whereby EIPL being the proprietor of the trademark “Eldeco” had agreed to grant to the Company the right to use the aforesaid trademark in the connection with its Business.  The licensor approached the licensee to increase the annual license fee which shall be a sum equivalent to three percent (3%) instead of 2% of the annual turnover of the Licensee.	29 <sup>th</sup> May, 2019	As per agreement
Eldeco Infrastructure and Properties Limited (EIPL) is a related party.  EIPL is the Promoter of Eldeco Housing and Industries Limited	Memorandum of Understanding with EIPL	Maximum duration shall be 5 years or such period as mentioned in the agreement	Advance a sum not exceeding Rs. 27.50 Crores (Rupees Twenty Seven Crores Fifty Lakhs only) to EIPL upon which the Company shall be entitled for two- third (2/3 <sup>rd</sup> ) of EIPL's Share in Surplus arising from an upcoming residential township project at Bareilly, Uttar Pradesh (to be developed by a subsidiary of EIPL i.e. Eldeco Infrabuild Limited) subject to repayment of the sum advanced along with minimum interest of 8% p.a. on the sum advanced. The matter has been approved by the Shareholders in the AGM held in the year 2019.	27 <sup>th</sup> August, 2019	Rs. 27.50 Crores (Rupees Twenty Seven Crores Fifty Lakhs only)

For & on behalf of the Board  
Eldeco Housing and Industries Limited

Date: August 13, 2020  
Place: New Delhi

Pankaj Bajaj  
Chairman cum Managing Director

# CORPORATE GOVERNANCE REPORT

## 1. COMPANY'S PHILOSOPHY ON CORPORATE GOVERNANCE

Corporate Governance is a set of principles, processes and systems which govern a Company. The elements of Corporate Governance are independence, transparency, accountability, responsibility, compliance, ethics, values and trust. Corporate Governance enables an organization to perform efficiently and ethically generate long term wealth and create value for all its stakeholders. It helps enhancement of long term shareholders value and interest of other stakeholders.

The Company is committed to maintain high standards of Corporate Governance to achieve business excellence and strengthen the confidence of all stakeholders. The Board also believes that Corporate Governance is not an end; it is just beginning towards growth of Company for long term prosperity.

The Company believes that sound Corporate Governance is critical for enhancing and retaining investor trust and your Company always seeks to ensure that its performance goals are met accordingly. The Company has established systems and procedures to ensure that its Board of Directors is well informed and well equipped to fulfill its overall responsibilities and to provide management with the strategic direction needed to create long term shareholders value. The Company has always worked towards building trust with shareholders, employees, customers, suppliers and other stakeholders based on the principles of good corporate governance.

The Company is in compliance with the requirements stipulated in Regulation 17 to 27 read with Schedule V and Clause (b) to (i) of sub-regulation (2) of Regulation 46 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), as applicable, with regard to Corporate Governance.

Following is the composition of Directors and other details as on March 31, 2020:

Name of the Director and Designation	Category	No. of positions held in other Public Companies <sup>1</sup>		
		Board	Committee	
			Membership	Chairmanship
Pankaj Bajaj (Chairman cum Managing Director) DIN: 00024735	Chairman, Executive Director and Promoter	1	2	2
Shrikant Jajodia (Director) DIN: 00602511	Non-Executive Non Independent Director	2	-	-
Anil Tiwari (Director) DIN: 02132374	Non-Executive Independent Director	2	3	2
Ranjit Khattar (Director) DIN: 00726997	Non-Executive Independent Director	1	3	-
Ashish Jain (Director) DIN: 00483052	Non-Executive Independent Director	-	-	-
Rupali Chopra (Director) DIN: 07168858	Non-Executive Independent Director	-	-	-

<sup>1</sup>excludes directorships in Associations, Private, Foreign and Section 8 companies.

\* Mr. Anil Tiwari is an Independent Director in Best View Infracon Limited which is a debt listed Company on Bombay Stock Exchange Limited.

## 2. BOARD OF DIRECTORS

### a) The Composition of the Board and other relevant details:

The Company has an optimal combination of Executive and Non-Executive Directors in conformity with Regulation 17 of the SEBI Listing Regulations read with Section 149 of the Companies Act, 2013 ("the Act").

As on March 31, 2020, the Board of Directors of the Company continues to consist of total 6 (six) directors drawn from diverse fields/professions which includes 1 (one) Chairman cum Managing Director, 5 (five) Non-Executive Directors of which 4 are Independent Directors inclusive of 1(one) amongst them being a Woman Director.

The Independent Directors of the Company have been re-appointed for a second term of five consecutive years commencing from 27<sup>th</sup> September, 2019 except Ms. Rupali Chopra who is eligible for being re-appointed in the ensuing Annual General Meeting (AGM).

The number of Directorships, Chairmanship/ Membership in Committees of all Directors is within prescribed limits under the Act and Regulation 26 of SEBI Listing Regulations.

The Independent Directors of the Company fulfil the conditions specified in the SEBI Listing Regulations and are independent of the management.

None of the Non-Executive Directors of the Company as on March 31, 2020 hold any shares or any other convertible instruments.



# CORPORATE GOVERNANCE REPORT

## b) Board Meetings

The Board looks at strategic planning and policy formulation. The Board meets atleast once in every quarter to review the Company's operations and to consider, among other businesses, the quarterly performance and financial results of the Company. The Agenda of the Board Meeting is circulated to all the Directors well in advance and contains all relevant information. Wherever it is not possible to convene a Board Meeting, resolutions are passed by circulation in order to meet the business exigencies.

Video conferencing facility was also available to facilitate the Directors travelling at other locations to participate in the meetings.

The interval between two meetings was well within the maximum period mentioned under Section 173 of the Act and Regulation 17(2) of the SEBI Listing Regulations.

During the year under review, 6 (six) meetings of the Board of Directors were held on the following dates:

- Wednesday, May 29, 2019
- Friday, August 2, 2019
- Tuesday, August 27, 2019
- Thursday, November 14, 2019
- Friday, January 24, 2020
- Tuesday, March 3, 2020

The details of attendance of the Directors at the Board meetings and Annual General Meeting are as under:

Name of the Director	No. of Board Meetings held during the year	No. of Board Meetings attended	Whether attended the last AGM held in the year 2019
Pankaj Bajaj	6	6	Yes
Shrikant Jajodia	6	6	Yes
Anil Tiwari	6	5	Yes
Ranjit Khattar	6	6	Yes
Ashish Jain	6	5	No
Rupali Chopra	6	4	No

## c) Disclosure of relationships between the directors inter-se

No Director of the Company is related to any other Director on the Board.

## d) Familiarisation Programme for Independent Directors

The Company familiarizes its independent directors with the Company, their roles, rights, responsibilities in the Company, nature of the industry in which the Company operates, business model of the Company, etc as required under Regulation 25(7) of the SEBI Listing Regulations. The Company has also formulated a policy on Familiarisation Program for Independent Director, which is published on the website of the Company and can be accessed at <https://www.eldecogroup.com/investor/eldeco-housing-industries-ltd/corporate-governance/policies>

## e) Skills/expertise/competence of the board of directors

The Board of Directors of the Company bring to the fore a vast range of skills and experience from various fields, functions and sectors, which enhance the governance framework and Board's decision making process.

Given below is a list of core skills, expertise and competencies of the individual Directors:

Name of Directors	Real estate sector	Management and Business Strategy	Banking	Financial Skills	Technical/ Professional skills	Corporate Governance and Ethics
Pankaj Bajaj	✓	✓		✓	✓	✓
Shrikant Jajodia	✓	✓			✓	✓
Anil Tiwari	✓		✓	✓	✓	✓
Ranjit Khattar		✓		✓	✓	✓
Ashish Jain		✓		✓	✓	✓
Rupali Chopra		✓			✓	✓

# CORPORATE GOVERNANCE REPORT

The Company has an experienced and competent Board and all the above mentioned skills/ expertise/ competencies are available with the Board as a whole.

### 3. DISCLOSURE REGARDING RE-APPOINTMENT OF DIRECTORS IN THE ENSUING ANNUAL GENERAL MEETING

Brief profile of the Directors proposed for re-appointment is as follows:

Particulars	Mr. Shrikant Jajodia	Ms. Rupali Chopra
DIN	00602511	07168858
Date of Birth	22/12/1963	10/08/1969
Age	About 57 years	About 51 years
Father's Name	Shri Purushottam Brijmohandas Jajodia	Shri Brahm Nath Chopra
Date of Appointment	01/10/2013	25/09/2015
Designation	Non-Executive Non Independent Director	Non-Executive Independent Director
Experience in specific functional areas	15 years' experience in Real Estate Industry and more than 14 years' experience in Multinational and FMCG companies at Senior Management level.	Legal Consultant by profession and also an attorney with around 25 years of rich experience both in India and United States of America
Qualification	Master's Degree in Management from Boston University	LL.B from Delhi University and LL.M from Columbia Law School, New York
Disclosure of Relationships between Directors Inter-Se	N.A.	N.A.
Directorship held in other Companies as on 31 <sup>st</sup> March, 2020	1. Eldeco Townships and Housing Limited 2. Eldeco County Limited 3. S K Garg Constructions Private Limited 4. K. L. Multimedia Private Limited 5. Ecoeski Developers Private Limited	N.A.
Member/Chairman of Committee of the Board of other Companies on which he/she is Director on 31 <sup>st</sup> March, 2020	N.A.	N.A.
No. of Shares Held in the Company	Nil	Nil
Terms and conditions of re-appointment	Re-appointment pursuant to retirement by rotation	N.A.
Details of Remuneration sought to be paid	N.A.	N.A.
Last Remuneration drawn	Sitting fees of Rs. 10,000 per Board Meeting	Sitting fees of Rs. 10,000 per Board Meeting

### 4. COMMITTEES OF THE BOARD

As required under the Act and SEBI Listing Regulations and to cater on specific matters, the Board of Directors has constituted various committees. These Committees are entrusted with such powers and functions as detailed in their terms of reference.

The Company has four Board level Committees:

- Audit Committee
- Nomination and Remuneration Committee
- Stakeholders Relationship Committee
- Corporate Social Responsibility Committee

Details on the role and composition of these Committees, including the number of meetings held during the financial year and the related attendance, are provided below.

#### a) AUDIT COMMITTEE

##### (i) Terms of Reference

All the members of the Audit Committee have accounting and financial management expertise. The Audit Committee has the authority to investigate into any matter that may be prescribed and the matters listed below. For this purpose, the Audit Committee has full access to information contained in the records of the Company and external professional advice, if necessary:

- To review the financial reporting process and all financial statements.

# CORPORATE GOVERNANCE REPORT

- ii. To recommend appointment/ re-appointment/ replacement/ removal/ Audit fees/ any other fees of Statutory Auditor.
- iii. Reviewing along with management, the listing compliances, related party disclosures, qualifications in draft audit report, matters required to be included in Directors Responsibility Statement, quarterly financial statements before its submission to the Board, changes in accounting policies, major accounting entries based on estimate of management.
- iv. To look into all matters relating to internal control system, internal audit system and the reasons for substantial defaults in the payment to the depositors.
- v. To review functioning of "Whistle Blower/Vigil Mechanism", if any.
- vi. To review Management Discussion and Analysis of financial condition and results of operation, statement of significant Related Party Transactions as submitted by management, internal audit report, term of chief internal auditor (including his remuneration).

## (ii) Composition

The composition of Audit Committee of the Company as on March 31, 2020 is as follows:

S. No.	Name	Category
1.	Mr. Anil Tiwari (Chairman)	Non-Executive Independent Director
2.	Mr. Pankaj Bajaj (Member)	Chairman cum Managing Director
3.	Mr. Ranjit Khattar (Member)	Non-Executive Independent Director
4.	Mr. Ashish Jain (Member)	Non-Executive Independent Director

Ms. Chandni Vij, Company Secretary of the Company acts as the Secretary of the Audit Committee.

## (iii) Meetings & Attendance

During the financial year 2019-2020, 6 (Six) meetings of the Audit Committee were held on 29.05.2019, 02.08.2019, 27.08.2019, 14.11.2019, 24.01.2020 and 03.03.2020. The maximum time gap between any two meetings of the Board is not more than 120 days.

Details of attendance of members of the Audit Committee meetings during the year under review are as under:

Name of the Director	No. of Meetings held during the year	No. of Meetings attended
Mr. Anil Tiwari (Chairman)	6	5
Mr. Pankaj Bajaj (Member)	6	6
Mr. Ranjit Khattar (Member)	6	6
Mr. Ashish Jain (Member)	6	5

## b) NOMINATION AND REMUNERATION COMMITTEE

### (i) Terms of Reference

The broad terms of reference of the Nomination and Remuneration Committee inter alia are:

- a) formulation of the criteria for determining qualifications, positive attributes and independence of a director and recommend to the board of directors a policy relating to, the remuneration of the directors, key managerial personnel and other employees;
- b) formulation of criteria for evaluation of performance of independent directors and the board of directors;
- c) devising a policy on diversity of board of directors;
- d) Lying down the criteria for identifying persons who are qualified to become directors and who may be appointed in senior management and recommend to the Board for their appointment and removal.
- e) whether to extend or continue the term of appointment of the independent director, on the basis of the report of performance evaluation of independent directors.
- f) recommend to the board, all remuneration, in whatever form, payable to senior management.

Nomination and Remuneration Policy has been formulated by the Nomination and Remuneration Committee of the Company in compliance with section 178 of the Act read with the applicable Rules thereto, which has been posted on the website of the Company [www.eldecogroup.com](http://www.eldecogroup.com)

# CORPORATE GOVERNANCE REPORT

## (ii) Composition

The composition of Nomination and Remuneration Committee of the Company as on March 31, 2020, is as follows:

S. No.	Name	Category
1.	Mr. Anil Tiwari (Chairman)	Non-Executive Independent Director
2.	Mr. Ranjit Khattar (Member)	Non-Executive Independent Director
3.	Mr. Ashish Jain (Member)	Non-Executive Independent Director

Ms. Chandni Vij, Company Secretary of the Company acts as the Secretary of the Nomination and Remuneration Committee.

## (iii) Meetings & Attendance

During the financial year 2019-2020, 3 (Three) meetings of the Nomination and Remuneration Committee were held on 29.05.2019, 02.08.2019 and 14.11.2019.

Details of attendance of members of the Nomination and Remuneration Committee meetings during the year under review are as under:

Name of the Director	No. of Meetings held during the year	No. of Meetings attended
Mr. Anil Tiwari (Chairman)	3	2
Mr. Ranjit Khattar (Member)	3	3
Mr. Ashish Jain (Member)	3	2

## (iv) Performance Evaluation

Pursuant to the provisions of the Act and SEBI Listing Regulations, the Board has carried out the annual evaluation of its own performance, board committees and individual Directors including Chairman. The evaluation criteria for Directors including Independent Directors inter-alia, covered various aspects of the board's functioning including its composition and quality, understanding business and risks, process and procedure, oversight of financial reporting process including internal controls and audit functions, ethics and compliance and monitoring activities.

Details of the Directors' Remuneration for the financial year ended March 31, 2020

Name of Director	Salaries & Perquisites (in Rs.)	Commission, Bonus Ex-gratia (in Rs.)	Sitting Fee (in Rs.)	Total Amount (in Rs.)	No. of Shares held (& %)
Pankaj Bajaj	1 cr.	-	-	1 cr.	10,68,267 (54.32%)
Shrikant Jajodia	-	-	70,000	70,000	-
Anil Tiwari	-	-	60,000	60,000	-
Ranjit Khattar	-	-	70,000	70,000	-
Ashish Jain	-	-	50,000	50,000	-
Rupali Chopra	-	-	40,000	40,000	-

Note:-

- The Non-executive Directors, apart from receiving Directors' remuneration by way of sitting fees approved by the Board of Directors within the limit fixed and approved by the shareholders, do not have any other material pecuniary relationship or transactions with the Company.
- Nomination and Remuneration Policy includes the criteria of making payments to the non-executive Directors, term/ tenure, basis of remuneration, stock options, etc. which can be viewed on the website of the Company at <https://www.eldecogroup.com/investor/eldeco-housing-industries-ltd/corporate-governance/policies>
- No Stock options has been given to the Directors.



## c) STAKEHOLDERS RELATIONSHIP COMMITTEE

### (i) Terms of Reference

The Committee has been constituted to specifically look into redressing the shareholders and investors' complaints and grievances and to expedite the process of redressal of complaints including but not limited to the following:

- Resolving the grievances of the security holders of the listed entity including complaints related to transfer/transmission of shares, non-receipt of annual report, non-receipt of declared dividends, issue of new/duplicate certificates, general meetings etc.
- Review of measures taken for effective exercise of voting rights by shareholders.
- Review of adherence to the service standards adopted by the listed entity in respect of various services being rendered by the Registrar & Share Transfer Agent.
- Review of the various measures and initiatives taken by the listed entity for reducing the quantum of unclaimed dividends and ensuring timely receipt of dividend warrants/annual reports/statutory notices by the shareholders of the Company.

### (ii) Composition

The composition of Stakeholders Relationship Committee of the Company as on March 31, 2020, is as follows:

S. No.	Name	Category
1.	Mr. Anil Tiwari (Chairman)	Non-Executive Independent Director
2.	Mr. Shrikant Jajodia (Member)	Non-Executive Non-Independent Director
3.	Mr. Ashish Jain (Member)	Non-Executive Independent Director

Mr. Anil Tiwari, Non-Executive Independent Director being the Chairman of the Committee heads the Committee.

#### Details of Compliance Officer:

Name: Ms. Chandni Vij  
Designation: Company Secretary

Ms. Chandni Vij, Company Secretary of the Company acts as the Secretary of the Stakeholders Relationship Committee.

### (iii) Meetings & Attendance

During the financial year 2019-2020, 5 (Five) meetings of the Stakeholders Relationship Committee were held on 29.05.2019, 02.08.2019, 14.11.2019, 24.01.2020 & 16.03.2020.

Details of attendance of members of the Stakeholders Relationship Committee meetings during the year under review are as under:

Name of the Director	No. of Meetings held during the year	No. of Meetings attended
Mr. Anil Tiwari (Chairman)	5	4
Mr. Shrikant Jajodia (Member)	5	5
Mr. Ashish Jain (Member)	5	4

### (iv) Status of Investor Complaints for the financial year ended March 31, 2020

Complaints outstanding as on April 1, 2019	1
Complaints received during the Financial Year ended March 31, 2020	1
Complaints resolved during the Financial Year ended March 31, 2020	2
Complaints outstanding as on March 31, 2020	NIL

## d) CORPORATE SOCIAL RESPONSIBILITY COMMITTEE (CSR COMMITTEE)

### (i) Terms of Reference

The Committee's constitution and terms of reference meet with the requirements of the Act.

The Committee's prime responsibility is to assist the Board in discharging its social responsibilities by way of formulating and monitoring implementation of the framework of 'Corporate Social Responsibility Policy'.

# CORPORATE GOVERNANCE REPORT

The terms of reference of the Committee includes formulation and recommendation to the Board, a Corporate Social Responsibility (CSR) Policy indicating activities to be undertaken by the Company in compliance with provisions of the Act and rules made thereunder; recommending the amount of expenditure to be incurred on the CSR activities and monitoring the implementation of the CSR Policy of the Company from time to time.

## (ii) Composition

The composition of CSR Committee of the Company as on March 31, 2020, is as follows:

S. No.	Name	Category
1.	Mr. Anil Tiwari (Chairman)	Non-Executive Independent Director
2.	Mr. Pankaj Bajaj (Member)	Chairman cum Managing Director
3.	Mr. Shrikant Jajodia (Member)	Non-Executive Non-Independent Director

Ms. Chandni Vij, Company Secretary of the Company acts as the Secretary of the CSR Committee.

## (iii) Meetings & Attendance

During the financial year 2019-2020, 2 (Two) meetings of the Corporate Social Responsibility Committee were held on 24.01.2020 & 16.03.2020.

Details of attendance of members of the Corporate Social Responsibility committee meetings during the year under review are as under:

Name of the Director	No. of Meetings held during the year	No. of Meetings attended
Mr. Anil Tiwari (Chairman)	2	2
Mr. Pankaj Bajaj (Member)	2	2
Mr. Shrikant Jajodia (Member)	2	2

## 5. GENERAL BODY MEETINGS

### a) Details of previous three Annual General Meetings (AGM) of the Company are as under:

Date of AGM	Financial Year	Venue	Time	No.(s) of Special Resolution passed
27 <sup>th</sup> September, 2019	2018-19	Hotel Renaissance, Vipin Khand, Gomti Nagar, Lucknow, Uttar Pradesh- 226010	2.00 p.m.	4
28 <sup>th</sup> September, 2018	2017-18	Hotel Hyatt Regency, Vibhuti Khand, Gomti Nagar, Lucknow, Uttar Pradesh-226010	2.00 p.m.	0
29 <sup>th</sup> September, 2017	2016-17	Hotel Park Plaza, Plot No. 1, Sector -21 C, Faridabad, Haryana 121003	2.00 p.m.	1

### b) Details of Special Resolutions passed in the previous three Annual General Meetings of the Company are as under:

Date of AGM	Financial Year	Details of Special Resolutions passed
27 <sup>th</sup> September, 2019	2018-19	<ul style="list-style-type: none"> <li>➤ Re-appointment of Mr. Ashish Jain (DIN: 00483052) as an Independent Director.</li> <li>➤ Re-appointment of Mr. Ranjit Khattar (DIN: 00726997) as an Independent Director.</li> <li>➤ Re-appointment of Mr. Anil Tiwari (DIN: 02132374) as an Independent Director.</li> <li>➤ Approval for Related Party Transaction.</li> </ul>
28 <sup>th</sup> September, 2018	2017-18	-
29 <sup>th</sup> September, 2017	2016-17	➤ Approval for enhancement of Borrowing limits.

### c) Postal Ballot

During the year under review, no resolution was passed through postal ballot and no special resolution is proposed to be conducted through Postal Ballot.

# CORPORATE GOVERNANCE REPORT

## 6. MEANS OF COMMUNICATION

- a) **Quarterly/ Annual Financial Results:** The Company's quarterly, half yearly and annual financial results and other public notices issued for the shareholders are generally published in Business Standard (English and Hindi), and are displayed on its website [www.eldecogroup.com](http://www.eldecogroup.com)
- b) **Website:** The Company's website is [www.eldecogroup.com](http://www.eldecogroup.com) which contains all important public domain information including presentations, if any, made to the media, analysts and institutional investors.
- c) **Annual Report:** The Annual Report containing, inter alia, Audited Standalone Financial Statements, Consolidated Financial Statements, Auditors' Report, Directors' Report, Corporate Governance Report, Management's Discussion and Analysis (MD&A) Report and other important information is circulated to members and others entitled thereto.

In accordance with, the General Circular No. 20/2020 dated 5<sup>th</sup> May, 2020 issued by MCA and Circular No. SEBI/HO/CFD/ CMD1/ CIR/P/2020/79 dated 12<sup>th</sup> May, 2020 issued by Securities and Exchange Board of India (SEBI), owing to the difficulties involved in dispatching of physical copies of the financial statements (including Report of Board of Directors, Auditor's report or other documents required to be attached therewith), such statements including the Notice of AGM are being sent in electronic mode to Members whose e-mail address is registered with the Company or the Depository Participant(s).

- d) **SEBI Complaints Redress System (SCORES):** The investor complaints are processed in a centralized web-based complaints redress system. The salient features of this system are Centralized database of all complaints, online upload of Action Taken Reports (ATRs) by concerned companies and online viewing by investors of actions taken on the complaint and its current status.
- e) **BSE Corporate Compliance & Listing Centre (the 'Listing Centre'):** The Listing Centre is a web-based application designed for corporates. All periodical compliance filings like shareholding pattern, corporate governance report, media releases, among others are also filed electronically on the Listing Centre.

## 7. GENERAL SHAREHOLDER INFORMATION

### a) Annual General Meeting

<b>Date &amp; Time</b>	<b>25<sup>th</sup> September, 2020 at 2:00 pm</b>
<b>Venue</b>	The Company is conducting meeting through VC / OAVM pursuant to the MCA Circular dated May 5, 2020 and as such there is no requirement to have a venue for the AGM. The venue shall be deemed to be the Registered Office i.e. Eldeco Corporate Chamber-1, Vibhuti Khand (Opp. Mandi Parishad), Gomti Nagar, Lucknow, Uttar Pradesh- 226010.
<b>Date of Book Closure</b>	Saturday, September 19, 2020 – Friday, September 25, 2020 (both dates inclusive)

### b) Financial Year

The financial year of the Company starts from April 1<sup>st</sup> and ends on March 31<sup>st</sup> of the succeeding year.

#### Financial Reporting Calendar

<b>For the year ended March 31, 2020, results were announced on the following dates:</b>	
<b>Events</b>	<b>Dates</b>
Financial Reporting for the first quarter ended 30 <sup>th</sup> June, 2019	2 <sup>nd</sup> August, 2019
Financial Reporting for the second quarter ended 30 <sup>th</sup> September, 2019	14 <sup>th</sup> November, 2019
Financial Reporting for the third quarter ended 31 <sup>st</sup> December, 2019	24 <sup>th</sup> January, 2020
Financial Reporting for the fourth quarter/year ended 31 <sup>st</sup> March, 2020	26 <sup>th</sup> June, 2020 (Audited)*

*\*Due to COVID-19 pandemic, relaxation was provided by SEBI vide circular no. SEBI/HO/CFD/CMD1/CIR/P/2020/38 dated March 19, 2020 and an extension of 1 month was granted for submission of financial results for the quarter and year ended 31<sup>st</sup> March, 2020 which was further extended by a month vide circular no. SEBI/HO/CFD/CMD1/CIR/P/2020/106 dated June 24, 2020.*

<b>For the Year ended March 31, 2021</b>	
<b>Events</b>	<b>Tentative time frame</b>
Financial Reporting for the first quarter ended 30 <sup>th</sup> June, 2020	On or before 14 <sup>th</sup> August, 2020
Financial Reporting for the second quarter ended 30 <sup>th</sup> September, 2020	On or before 14 <sup>th</sup> November, 2020
Financial Reporting for the third quarter ended 31 <sup>st</sup> December, 2020	On or before 14 <sup>th</sup> February, 2020
Financial Reporting for the fourth quarter/ year ended 31 <sup>st</sup> March, 2021	On or before 30 <sup>th</sup> May, 2021 (Audited)

# CORPORATE GOVERNANCE REPORT

## c) Dividend Payment Date

An Interim dividend of Rs. 17.50/- per equity share (175%) of the face value of Rs. 10/- for the financial year 2019-20 was declared by the Board of Directors in their meeting held on March 3, 2020.

The Record date for ascertaining the names of shareholders who were eligible to receive the said dividend was March 13, 2020. Dividend was disbursed to all the eligible shareholders on March 27, 2020.

## d) Listing on Stock Exchange

The equity shares of the Company are listed on the following Stock Exchange:

### Bombay Stock Exchange Limited (BSE)

Phiroze Jeejeebhoy Towers  
Dalal Street, Mumbai - 400 001  
Tel No.: 022-22721233, 22721234  
Fax No.: 022-22721919  
E-Mail: corp.relations@bseindia.com  
Website: www.bseindia.com

The Company has paid the listing fees payable to BSE for 2020-21.

## e) Scrip Code

BSE: 523329

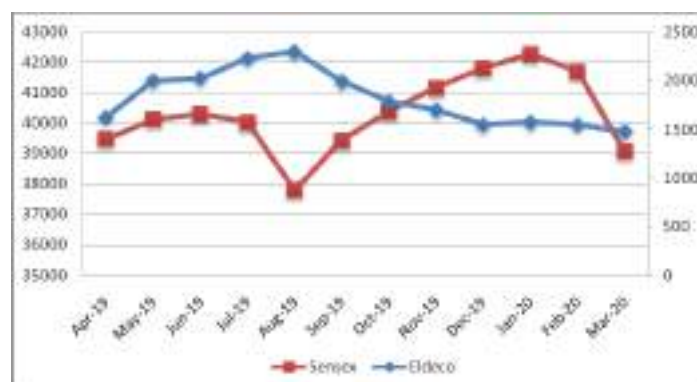
## f) Market Price Data

High and low of market price of the Company's equity shares traded on BSE during the last financial year is as follows:

Month	High	Low	Volume
April, 2019	1625.00	1400.00	2203
May, 2019	2000.00	1332.05	13753
June, 2019	2023.00	1726.05	4564
July, 2019	2230.00	1701.00	8726
August, 2019	2300.00	1811.00	6569
September, 2019	1994.00	1731.00	2396
October, 2019	1784.95	1451.30	2344
November, 2019	1700.00	1425.00	4983
December, 2019	1550.00	1350.25	10188
January, 2020	1575.00	1286.00	6629
February, 2020	1550.00	1375.00	16907
March, 2020	1475.00	678.05	8213

Source: www.bseindia.com

## g) Performance in comparison to broad-base indices BSE Sensex





# CORPORATE GOVERNANCE REPORT

## h) Suspension of trading in securities

There was no suspension of trading in securities of the Company during the year under review.

## i) Registrar and Transfer Agents

**M/s Skyline Financial Services Private Limited** is the Registrar and Transfer Agent (RTA) of the Company in respect of the equity shares held in Demat and Physical mode. All work related to shares is handled by the Company's Registrar & Share Transfer Agent.

Members are requested to correspond with the Company's Registrar and Share Transfer Agent **M/s Skyline Financial Services Private Limited** quoting their folio no. at the following address:

**M/s Skyline Financial Services Private Limited,**  
D-153 A, 1<sup>st</sup> Floor, Okhla Industrial Area Phase -1, New Delhi-110 020  
Tel- 011-40450193-97, E-Mail: info@skylinerta.com; parveen@skylinerta.com

## j) Share Transfer System

In terms of Regulation 40(1) of SEBI Listing Regulations, as amended, securities can be transferred only in dematerialized form w.e.f. April 1, 2019, except in case of request received for transmission or transposition of securities. Members holding shares in physical form are requested to consider converting their holdings to dematerialized form. Transfers of equity shares in electronic form are effected through the depositories with no involvement of the Company.

## k) Reconciliation of Share Capital

A qualified practicing Company Secretary carried out Reconciliation of Share Capital to reconcile the total admitted capital with National Securities Depository Limited (NSDL) and Central Depository Services (India) Limited (CDSL) and the total issued and listed capital. The audit confirms that the total issued/paid up capital is in agreement with the aggregate of the total number of shares in physical form and the total number of shares in dematerialized form (held with NSDL and CDSL).

## l) Shareholding Pattern

Shareholding Pattern of the Company as on March 31, 2020 is given below:-

Category	No. of Shares	%
<b>Promoters</b>		
a) Individuals / Hindu Undivided Family	1068267	54.32
b) Bodies Corporate	10000	0.51
<b>Total (A)</b>	<b>1078267</b>	<b>54.83</b>
<b>Public Shareholding (Non Institution)</b>		
a) Bodies Corporate	398252	20.25
b) Individuals/HUF	17160	0.87
c) NRI/OCB's	3166	0.16
d) Clearing Member/ House	182	0.01
e) Others (Public Trust)	34	0
g) Unclaimed shares (IEPF)	32779	1.67
h) Other	436760	22.21
<b>Total (B)</b>	<b>888333</b>	<b>45.17</b>
<b>Grand Total (A+B)</b>	<b>1966600</b>	<b>100</b>

## m) Distribution of Shareholding

Distribution of Shareholding of the Company as on March 31, 2020 is as following:

Range of Shares	Shareholders' Numbers	% to Total Number	No. of Shares held				% to total Capital
			Physical	NSDL	CDSL	Total	
Upto - 5,000	1804	98.36	59341	135647	71902	266890	13.57
5001 - 10,000	13	0.71	0	62228	34905	97133	4.94

# CORPORATE GOVERNANCE REPORT

Range of Shares	Shareholders' Numbers	% to Total Number	No. of Shares held				% to total Capital
			Physical	NSDL	CDSL	Total	
10001 – 20,000	7	0.38	0	80511	12349	92860	4.72
20001 – 30,000	3	0.16	0	71033	0	71073	3.61
30001 – 40,000	2	0.11	0	65700	0	65700	3.34
40001 – 50,000	1	0.05	0	48062	49980	98042	4.99
50001 – 1,00,000	3	0.16	0	115600	91035	206635	10.51
1,00,001 and above	1	0.05	0	1068267	0	1068267	54.32
<b>Total</b>	<b>1834</b>	<b>100.00</b>	<b>59341</b>	<b>1647048</b>	<b>260171</b>	<b>1966600</b>	<b>100.00</b>

## n) Dematerialization of Shares

The Company's shares are compulsorily traded in dematerialized form on BSE. Equity shares of the Company representing 96.96 percent of the Company's equity share capital are dematerialized as on March 31, 2020. Under the Depository System, the International Securities Identification Number (ISIN) allotted to the Company's shares is INE668G01013.

## o) Outstanding Global Depository Receipts or American Depository Receipts or Warrants, etc.

There are no outstanding GDRs/ ADRs/ Warrants or any Convertible other Instruments as on the date.

## p) Address for Correspondence

The shareholders may send their communication, grievances or queries to the following:

- Registrar and Share Transfer Agents at:**  
M/s Skyline Financial Services Private Limited,  
D-153 A, 1<sup>st</sup> Floor, Okhla Industrial Area Phase -1, New Delhi-110 020  
Phone: 011-40450193-97, E-Mail: info@skylinert.com; parveen@skylinert.com
- Company Secretary at the Registered Office at:**  
Eldeco Housing and Industries Limited  
Eldeco Corporate Chamber- 1, 2<sup>nd</sup> Floor,  
Vibhuti Khand (Opp. Mandi Parishad), Gomti Nagar, Lucknow-226 010  
Phone: 0522-4039999, Fax No. 0522-4039900  
E-mail: shareholdercomplaint@eldechousing.co.in; chandni@eldechousing.co.in

## q) Equity shares in the suspense account

In accordance with the requirement of Regulation 34(3) and Part F of Schedule V to the SEBI Listing Regulations, details of equity shares in the suspense account are as follows:

S. No.	Particulars	Number of shareholders	Number of equity shares
1.	Aggregate number of shareholders and the outstanding shares in the suspense account lying as on April 1, 2019	169	30291
2.	Shareholders who approached listed entity for transfer of shares from suspense account during the year	3	400
3.	Shareholders to whom shares were transferred from suspense account during the year	2	300
4.	Shareholders whose shares are transferred to the demat account of the IEPF Authority as per Section 124 of the Act during the year	20	2788
5.	Aggregate number of shareholders and the outstanding shares in the suspense account lying as on March 31, 2020	187	32779
6.	The voting rights on the shares outstanding in the suspense account as on March 31, 2020 shall remain frozen till the rightful owner of such shares claims the shares.		

## 8. DISCLOSURES

### (a) Related Party Transactions

There are no materially significant related party transactions that have potential conflict with the interest of the Company at large. The disclosure of all related party transactions are set out in Notes on Accounts forming part of the Financial Statements of the Company.

### (b) Vigil Mechanism

The Company promotes ethical behavior in all its business activities and has put in place a mechanism for reporting illegal or unethical behavior. The Company has established sufficient Vigil Mechanism for the Directors and employees of the Company in compliance of the provisions of Section 177(9) of the Act and Regulation 22 of the SEBI Listing Regulations. The policy on vigil mechanism has also been put up on the website of the Company <https://www.eldecogroup.com/investor/eldeco-housing-industries-ltd/corporate-governance/policies>

The employees can directly contact the Chairman of the Audit Committee on the email address as mentioned in the vigil mechanism policy uploaded on the website of the Company. No personnel has been denied access to the audit committee of the Company.

### (c) Non-compliance by the Company, Penalties, Structures

There were no instances of any non-compliance by the Company and no penalties or structures imposed on the Company by the Stock Exchange or SEBI or any statutory authority in relation to any matter related to capital markets, during the last three years.

### (d) Web-link for policy on Material Subsidiaries and Related Party Transactions

The Company has formulated a policy for determining 'Material Subsidiaries' and on dealing with 'Related Party Transactions' and the same has been posted on Company's website at <https://www.eldecogroup.com/investor/eldeco-housing-industries-ltd/corporate-governance/policies>

### (e) Compliance with Mandatory Requirements

During the year under review, the Company has complied with all the mandatory requirements of SEBI Listing Regulations relating to Corporate Governance.

### (f) Disclosures in relation to the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013

The details of number of complaints filed and disposed of during the year and pending as on March 31, 2020 is given in the Directors' report.

### (g) Details of total fees for all services paid by the Company and its subsidiaries, on a consolidated basis, to the statutory auditor and all entities in the network firm/network entity of which the statutory auditor is a part

Details relating to fees paid to the Statutory Auditors are given in Notes to the Standalone Financial Statements and the Consolidated Financial Statements.

### (h) Subsidiary Companies

The Audit Committee reviews the consolidated financial statements of the Company and the investments made by its unlisted subsidiary companies.

### (i) Certificate of Non-disqualification of Directors

None of the Directors on the Board of the Company has been debarred or disqualified from being appointed or continuing as directors of companies by the Securities and Exchange Board of India, Ministry of Corporate Affairs or any such statutory authority. A certificate to this effect, duly signed by the Practicing Company Secretary as required under the SEBI Listing Regulations is enclosed as "Annexure-F".

### (j) Certificate on compliance of conditions of corporate governance

A certificate has been received from Rishi Raj Tandon, Practicing Company Secretaries as required under the SEBI Listing Regulations regarding compliance of conditions of corporate governance. The certificate is enclosed as "Annexure-G".

### (k) Acceptance of recommendation by Committees

There were no instances during the financial year 2019-20, wherein the Board had not accepted recommendations made by any committee of the Board.

## 9. COMPLIANCE WITH THE CODE OF CONDUCT

**Declaration by Chairman cum Managing Director stating that the Members of Board of Directors and Senior Management Personnel have affirmed Compliance with Code Of Conduct of Board of Directors and Senior Management**

The Company has in place a comprehensive Code of Conduct (the Code) applicable to all the Board of Directors and Senior Management. The Code gives guidance and support needed for ethical conduct of business and compliance of law. The same has also been posted on the website i.e [www.eldecogroup.com](http://www.eldecogroup.com) of the Company.

As the Chairman cum Managing Director of Eldeco Housing and Industries Limited and as required under Regulation 34(3) read with Schedule V of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, I hereby declare that all Board Members and Senior Management Personnel of the Company have affirmed compliance with the Company's Code of Conduct for Board Members and Senior Management for the financial year 2019-2020.

It is hereby affirmed that all the Directors and Senior Management Personnel have complied with the code of conduct framed by the Company and a confirmation to that effect has been obtained from the directors and senior management.

Sd/-  
Pankaj Bajaj  
Chairman cum Managing Director

## “ANNEXURE- F”

### COMPLIANCE CERTIFICATE ON CORPORATE GOVERNANCE

To  
The Members of  
Eldeco Housing and Industries Limited  
Eldeco Corporate Chamber-1,  
2<sup>nd</sup> Floor, Vibhuti Khand (Opp. Mandi Parishad)  
Gomti Nagar, Lucknow-226010

We have examined the compliance of conditions of Corporate Governance by Eldeco Housing & Industries Limited, for the year ended on 31<sup>st</sup> March, 2020, as stipulated in Listing Agreement and Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 of the said Company with Stock Exchange.

The compliance of conditions of Corporate Governance is the responsibility of the Management. Our examination was limited to procedures and implementations thereof, adopted by the Company for ensuring the compliance of the conditions of Corporate Governance. It is neither an audit nor an expression of opinion on the financial statements of the Company.

In our opinion and to the best of our information and according to the explanations given to us, we certify that the Company has complied with the conditions of Corporate Governance as stipulated in the above mentioned Listing Agreement and Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

We state that such compliance is neither an assurance as to the future viability of the Company nor the efficiency or effectiveness with which the management has conducted the affairs of the Company.

For Rishi Raj Tandon  
Practising Company Secretary

Date: 04/08/2020  
Place: Lucknow  
UDIN : F008240B000552135

Rishi Raj Tandon  
FCS No.: 8240  
C.P No.: 8701



# ANNEXURE TO CORPORATE GOVERNANCE REPORT

## “ANNEXURE- G”

### CERTIFICATE OF NON-DISQUALIFICATION OF DIRECTORS

To  
The Members of  
Eldeco Housing & Industries Limited  
Eldeco Corporate Chamber-1  
2<sup>nd</sup> Floor, Vibhuti Khand (Opp. Mandi Parishad),  
Gomti Nagar, Lucknow-226010

As required by item 10 (i) of Part C of Schedule V of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirement) Regulations, 2015 we certify that none of the directors on the board of **ELDECO HOUSING AND INDUSTRIES LIMITED** have been debarred or disqualified from being appointed or continuing as directors of companies by the SEBI/Ministry of Corporate Affairs or any such statutory authority.

For Rishi Raj Tandon  
Practising Company Secretary

Date: 04/08/2020  
Place: Lucknow  
UDIN : F008240B000550177

Rishi Raj Tandon  
FCS No.: 8240  
C.P No.: 8701

## CEO/CFO CERTIFICATION

We, Pankaj Bajaj, Chairman cum Managing Director and Sushil Dutt Mishra, Chief Financial Officer, responsible for the finance function certify that:

- (a) We have reviewed financial statements and the cash flow statement for the year ended March 31, 2020 and that to the best of our knowledge and belief:
  - (i) these statements do not contain any materially untrue statement or omit any material fact or contain statements that might be misleading;
  - (ii) these statements together present a true and fair view of the Company's affairs and are in compliance with existing accounting standards, applicable laws and regulations.
- (b) To the best of our knowledge and belief, no transactions entered into by the Company during the year which was fraudulent, illegal or violative of the Company's code of conduct.
- (c) We accept responsibility for establishing and maintaining internal controls for financial reporting and that we have evaluated the effectiveness of internal control systems of the Company pertaining to financial reporting and we have disclosed to the auditors and the Audit Committee, deficiencies in the design or operation of such internal controls, if any, of which we are aware and the steps have been taken or proposed to be taken to rectify the deficiencies, if any.
- (d) We have indicated to the Auditors and the Audit committee:
  - (i) significant changes in internal control over financial reporting during the year;
  - (ii) significant changes in accounting policies during the year and that the same have been disclosed in the notes to the financial statements; and
  - (iii) instances of significant fraud of which they have become aware and the involvement therein, if any, of the management or an employee having a significant role in the company's internal control system over financial reporting.

Date: August 13, 2020  
Place: New Delhi

Sd/-  
Pankaj Bajaj  
Chairman cum Managing Director

Sd/-  
Sushil Dutt Mishra  
Chief Financial Officer

## INDEPENDENT AUDITORS' REPORT

To the Members of Eldeco Housing and Industries Limited

### Report on the Audit of the Standalone Financial Statements

#### Opinion

We have audited the accompanying standalone financial statements of **Eldeco Housing and Industries Limited** ("the Company"), which comprise the Balance Sheet as at March 31, 2020, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in Equity and the Statement of Cash Flows for the year ended on that date and a summary of the significant accounting policies and other explanatory information (hereinafter referred to as "the Standalone Financial Statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015 as amended ("IND AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2020, the profit and total comprehensive income, changes in equity and its cash flows for the year ended on that date.

#### Description of Key Audit Matters

##### Revenue Recognition (Refer Note 24 to the standalone financial statements)

Key Audit Matters	How the key audit matter was addressed in our audit report
<p>The Company's most significant revenue streams involve sale of residential and commercial units representing 94.24% of the total revenue from operations of the Company. Revenue is recognised post transfer of control of residential and commercial units to customers for the amount/consideration, which the Company expects to receive in exchange for those units. The trigger for revenue recognition is normally completion of the project or receipt of approvals on completion from relevant authorities or intimation to the customer of completion, post which the contract becomes non-cancellable. The Company records revenue over time till the actual possession to the customers or on actual possession to the customers as determined by the terms of contract with customers.</p> <p>The risk for revenue being recognised in an incorrect period presents a key audit matter due to the financial significance and geographical spread of the Company's projects across different regions in India.</p>	<p>Our audit procedures included following:</p> <ul style="list-style-type: none"> <li>Evaluating the design and implementation and tested operating effectiveness of key internal controls over revenue recognition.</li> <li>Evaluating the accounting policies adopted by the Company for revenue recognition to check those are in line with the applicable accounting standards and their consistent application to the significant sales contracts.</li> <li>Scrutinising the revenue journal entries raised throughout the reporting period and comparing details of a sample of these journals, which met certain risk-based criteria with relevant underlying documentation.</li> <li>Testing timeliness of revenue recognition by comparing individual sample sales transactions to underlying contracts.</li> <li>Conducting site visits during the year for selected projects to understand the scope, nature and progress of the projects.</li> <li>Considering the adequacy of the disclosures in the standalone financial statements in respect of the judgments taken in recognising revenue for residential and commercial property units in accordance with IND AS 115.</li> </ul>

#### Information other than the Standalone Financial Statements and Auditor's Report thereon

The Company's Management and Board of Directors are responsible for the preparation of the other information. The other information comprises the information included in the Management Discussion and Analysis, Board's Report including Annexures to Board's Report, Business Responsibility Report, Corporate Governance and shareholder's information, but does not include the standalone financial statements and our auditor's report thereon.

Our opinion on the standalone financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

#### Basis for Opinion

We conducted our audit of the standalone financial statements in accordance with the Standards on Auditing specified under section 143(10) of the Act (SAs). Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India (ICAI) together with the independence requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules made thereunder and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Standalone Financial Statements.

#### Key Audit Matters

Key Audit Matters ("KAM") are those matters that, in our professional judgment were of most significance in our audit of the standalone financial statements of the current period. These matters were addressed in the context of our audit of the standalone financial statements as a whole and in forming our opinion thereon and we do not provide a separate opinion on these matters. We have determined that there are no key audit matters to be communicated in our report.

In connection with our audit of the standalone financial statements, our responsibility is to read the other information and in doing so consider whether the other information is materially inconsistent with the standalone financial statement or our knowledge obtained during the course of our audit or other wise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard as for the year ended March 31, 2020 the other information has not yet been prepared and not yet approved by Board of Directors.

## Management's Responsibility for the Standalone Financial Statements

The Company's Management and Board of Directors are responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance, total comprehensive income, changes in equity and cash flows of the Company in accordance with the IND AS and other accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safe guarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the accuracy and completeness of the accounting records relevant to the preparation and presentation of the standalone financial statements that give a true and fair view and are free from material misstatement whether due to fraud or error.

In preparing the standalone financial statements, management is responsible for assessing the Company's ability to continue as a going concern disclosing as applicable matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations or has no realistic alternative but to do so.

The Board of Directors are responsible for over seeing the Company's financial reporting process.

## Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the standalone financial statements as a whole are free from material misstatement, whether due to fraud or error and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and a reconsidered material if individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these standalone financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism through out the audit. We also:

- Identify and assess the risks of material misstatement of the standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the over ride of internal control.
- Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and based on the audit

evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the standalone financial statements, including the disclosures and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the standalone financial statements that, individually or in aggregate, makes it probable that the economic decisions so far reasonably knowledgeable user of the standalone financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the standalone financial statements.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence and where applicable related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the standalone financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

## Report on Other Legal and Regulatory Requirements

1. As required by Section 143(3) of the Act, based on our audit we report that:
  - a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
  - b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
  - c) The Balance Sheet, the Statement of Profit and Loss (including Other Comprehensive Income), Statement of Changes in Equity and the Statement of Cash Flow dealt with by this Report are in agreement with the relevant books of account.
  - d) In our opinion, the aforesaid financial statements comply with the IND AS specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

e) On the basis of the written representations received from the directors as on March 31, 2020 take on record by the Board of Directors, none of the director is disqualified as on March 31, 2020 from being appointed as a director in terms of Section 164(2) of the Act.

f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in “Annexure B”. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company’s internal financial controls over financial reporting.

g) With respect to the other matters to be included in the Auditor’s Report in accordance with the requirements of section 197(16) of the Act, as amended:

In our opinion and to the best of our information and according to the explanations given to us, the remuneration paid by the Company to its directors during the year is in accordance with the provisions of section 197 of the Act.

h) With respect to the other matters to be included in the Auditor’s Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014 as amended in our opinion and to the best of our information and according to the explanations given to us:

i. The Company has disclosed the impact of pending litigations on its financial position in its standalone financial statements – Refer Note 35 to the standalone financial statements.

II. The Company has made provision, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts including derivative contracts.

III. There has been no delay in transferring amounts, required to be transferred to the Investor Education and Protection Fund by the Company.

2. As required by the Companies (Auditor’s Report) Order, 2016 (“the Order”) issued by the Central Government in terms of Section 143(11) of the Act, we give in “Annexure A” a statement on the matters specified in paragraphs 3 and 4 of the order the extent applicable.

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

**CA Surendra Khinvasra**  
Partner  
Membership number: 070804  
UDIN:20070804AAAABQ1841

Place: New Delhi  
Date: June 26, 2020



## ANNEXURE - B TO THE INDEPENDENT AUDITORS' REPORT

(Referred to in paragraph 2 under "Report on other Legal and Regulatory Requirements" section of our report to the members of Eldeco Housing and Industries Limited of even date)

- (i) (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.
- (b) The Company has a regular programme of physical verification of its fixed assets by which fixed assets are verified in a phased manner over a period of two years. In accordance with this programme, certain fixed assets verified during the year and no material discrepancies were noticed on such verification. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and nature of its assets.
- (c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the title deed of immovable properties are held in the name of the Company. In respect of immovable properties taken on lease and disclosed as right-of-use-assets in the standalone financial statements, the lease agreements are in the name of the Company.
- (ii) The inventory includes land, completed real estate projects, project in progress and construction material. Physical verification of inventory has been conducted at reasonable intervals by the management and discrepancies noticed which were not material in nature have been properly dealt with in the books of accounts.
- (iii) The Company has granted unsecured loan to one company covered in the register maintained under section 189 of the Companies Act, 2013:
  - (a) The terms and conditions on which loans have been granted to the companies covered in the register maintained under section 189 of the Act are not, prima facie, prejudicial to the interest of the Company.
  - (b) The companies covered in the register maintained under Section 189 of the Act are regular in payment of principle and interest on demand.
  - (c) There are no overdue amounts in respect of loan granted to the companies covered in the register maintained under Section 189 of the Act.
- (iv) In our opinion and according to the information and explanations given to us, the Company has complied with the provisions of section 185 and 186 of the Act, in respect of loans, investments, guarantees and security.
- (v) The Company has not accepted any deposits from the public. Accordingly, paragraph 3 (v) of the order is not applicable to the Company.
- (vi) We have broadly reviewed the books of accounts maintained by the company pursuant to the Rules made by the Central Government for the maintenance of Cost Records under section 148 of the Act and are of the opinion that, prima facie, the prescribed accounts and records have been made and maintained, however, we have not made a detailed examination of such cost records.
- (vii) (a) According to the information & explanations given to us and on the basis of our examination of the records of the Company, the Company is generally regular in depositing with the appropriate authorities undisputed statutory

dues including provident fund, employees' state insurance, income tax, duty of customs, excise, goods & service tax (GST) and any other material statutory dues applicable to it and there are no undisputed statutory dues outstanding as at 31<sup>st</sup> March, 2020 for a period exceeding six months from the date they became payable.

- (b) According to the information & explanations given to us, there are no dues of income tax, duty of customs, duty of excise, goods & service tax (GST) or other applicable material statutory dues which have not been deposited on account of any dispute, except the following along with the forum where dispute is pending:

Name of the Statute	Nature of the dues/Period to which it relates	Amount (in Rs.)	Forum where dispute is pending
VAT Act	VAT/ F.Y. 2015-16	19,38,238	Joint/ Additional Commissioner, Lucknow
VAT Act	VAT/ F.Y. 2016-17	9,55,577	Joint/ Additional Commissioner, Lucknow

- (viii) In our opinion and according to the information and explanations given to us, the Company has not defaulted in repayment of dues to banks and financial institutions. During the year the Company has not issued any debentures. Further the Company has old outstanding of Rs. 46.07 lakhs (shown in Note 18 of balance sheet) from City Co-operative Bank, Lucknow in overdraft account against FDR's of Rs. 106.29 lakhs. The said bank has discontinued its operations; however the Company has applied for repayment of fixed deposits after adjustment of the balance outstanding in the overdraft account. A writ petition is also pending in respect of the same in Hon'ble Allahabad High Court.
- (ix) The Company did not raise any money by way of initial public offer or further public offer (including debt instruments) and term loans during the year. Accordingly, paragraph 3(ix) of the order is not applicable.
- (x) According to the information and explanations given to us, no material fraud by the Company or on the Company by its officers or employees has been noticed or reported during the course of our audit.
- (xi) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has paid/provided for managerial remuneration in accordance with the requisite approvals mandated by the provisions of section 197 read with Schedule V to the Act.
- (xii) In our opinion and according to the information and explanations given to us, the Company is not a nidhi company. Accordingly, paragraph 3 (xii) of the order is not applicable.
- (xiii) According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with sections 177 and 188 of the Act where applicable and details of such transactions have been disclosed in the standalone financial statements as required by the applicable accounting standards.

# STANDALONE

(xiv) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, paragraph 3(xv) of the order are not applicable.

(xv) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered in to non-cash transactions with directors or persons connected with him. Accordingly, paragraph 3(xv) of the order is not applicable.

(xvi) According to the information and explanations given to us, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.

**For B S D & Co.**

**Chartered Accountants**

**Firm's Registration Number: 000312S**

**CA Surendra Khinvasra**

**Partner**

**Membership number: 070804**

**UDIN:20070804AAAABQ1841**

**Place: New Delhi**

**Date: June 26, 2020**

## ANNEXURE - A TO THE INDEPENDENT AUDITORS' REPORT

(Referred to the paragraph 1(f) under "Report on other Legal and Regulatory Requirements" section of our report to the Members of Eldeco Housing and Industries Limited of even date)

**Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")**

We have audited the internal financial controls over financial reporting of Eldeco Housing and Industries Limited ("the Company") as of 31<sup>st</sup> March, 2020 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

### Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India ("ICAI"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

### Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether, adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.

### Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use or disposition of the company's assets that could have a material effect on the financial statements.

### Inherent Limitations of Internal Financial Controls over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions or that the degree of compliance with the policies or procedures may deteriorate.

### Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31<sup>st</sup> March, 2020, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

**For B S D & Co.**

**Chartered Accountants**

**Firm's Registration Number: 0003125**

**CA Surendra Khinvasra**

**Partner**

**Membership number: 070804**

**UDIN:20070804AAAABQ1841**

**Place: New Delhi**

**Date: June 26, 2020**

BALANCE SHEET AS AT 31<sup>ST</sup> MARCH, 2020

(Amount in Rupees unless otherwise stated)

	Particulars	Note No.	As at 31.03.2020	As at 31.03.2019
	<b>ASSETS</b>			
	<b>Non-Current Assets</b>			
a	Property, Plant and Equipment	2	2,53,61,906	2,73,91,794
b	Other Intangible Assets	2	3,15,851	4,14,178
c	Right of Use Asset		2,88,33,227	-
d	Financial Assets			
	i) Investments	3	17,40,26,668	10,85,51,540
	ii) Other Financial Assets	4	4,11,34,665	3,17,98,817
e	Deferred Tax Assets (Net)	5	51,75,117	66,48,719
	<b>Total Non Current Assets</b>		<b>27,48,47,435</b>	<b>17,48,05,047</b>
	<b>Current Assets</b>			
a	Inventories	6	1,63,28,33,253	1,65,18,50,529
b	Financial Assets			
	i) Trade Receivables	7	18,94,40,914	25,99,09,728
	ii) Cash and Cash Equivalents	8	76,41,60,971	54,36,64,433
	iii) Bank Balances other than (ii) above	9	5,80,07,930	5,50,55,269
	iv) Loans	10	14,78,86,137	14,00,11,137
	v) Other Financial Assets	11	3,39,03,854	1,29,71,031
c	Other Current Assets	12	81,69,08,259	77,45,09,801
	<b>Total Current Assets</b>		<b>3,64,31,41,318</b>	<b>3,43,79,71,928</b>
	<b>TOTAL ASSETS</b>		<b>3,91,79,88,753</b>	<b>3,61,27,76,975</b>
	<b>EQUITY AND LIABILITIES</b>			
	<b>Equity</b>			
a	Equity Share Capital	13	1,96,66,000	1,96,66,000
b	Other Equity	14	1,80,48,27,372	1,61,95,23,586
	<b>Total Equity</b>		<b>1,82,44,93,372</b>	<b>1,63,91,89,586</b>
	<b>LIABILITIES</b>			
	<b>Non-Current Liabilities</b>			
a	Financial Liabilities			
	i) Lease Liabilities		2,92,92,925	-
	ii) Other Financial Liabilities	15	90,46,503	1,36,34,391
b	Other Non Current Liabilities	16	25,17,810	19,84,355
c	Provisions	17	65,07,636	63,38,969
	<b>Total Non Current Liabilities</b>		<b>4,73,64,874</b>	<b>2,19,57,715</b>
	<b>Current Liabilities</b>			
a	Financial Liabilities			
	i) Borrowings	18	46,07,280	46,07,280
	ii) Lease Liabilities		32,89,329	
	iii) Trade Payables	19		
	a) total outstanding dues of micro enterprises and small enterprises			-

# STANDALONE

## BALANCE SHEET AS AT 31<sup>ST</sup> MARCH, 2020

(Amount in Rupees unless otherwise stated)

	Particulars	Note No.	As at 31.03.2020	As at 31.03.2019
	b) total outstanding dues of creditors other than micro enterprises and small enterprises		14,72,71,870	17,22,51,170
	iv) Other Financial Liabilities	20	4,15,37,512	3,41,95,173
b	Other Current Liabilities	21	1,84,91,35,124	1,72,61,39,848
c	Provisions	22	2,89,397	9,34,487
d	Current Tax Liabilities ( Net)	23	-	1,35,01,714
	<b>Total Current Liabilities</b>		<b>2,04,61,30,511</b>	<b>1,95,16,29,672</b>
	<b>TOTAL EQUITY AND LIABILITIES</b>		<b>3,91,79,88,753</b>	<b>3,61,27,76,975</b>
	Significant accounting policies	A		
	Notes on standalone financial statements	1-45		

The notes referred to above form an integral part of the standalone financial statements.

As per our audit report of even date attached

**For B S D & Co.**  
Chartered Accountants  
Firm Registration No. 000312S

**For and on behalf of the Board of Directors**

**CA Surendra Khinvasra**  
Partner  
Membership No. 070804  
UDIN: 20070804AAAABQ1841

**Pankaj Bajaj**  
(Chairman cum Managing Director)  
DIN - 00024735

**Shrikant Jajodia**  
(Director)  
DIN- 00602511

Place: New Delhi  
Date: 26.06.2020

**Chandni Vij**  
(Company Secretary)  
M.No.- A46897

**Sushil Dutt Mishra**  
(Chief Financial Officer)



## STATEMENT OF PROFIT & LOSS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

(Amount in Rupees unless otherwise stated)

	Particulars	Note No.	For the year ended 31 <sup>st</sup> March, 2020	For the year ended 31 <sup>st</sup> March, 2019
I	<b>REVENUE</b>			
1	Revenue from Operations	24	91,41,05,058	1,08,23,98,501
2	Other Income	25	5,58,41,592	3,79,40,078
	<b>TOTAL INCOME</b>		<b>96,99,46,650</b>	<b>1,12,03,38,579</b>
II	<b>EXPENSES</b>			
1	Cost of Material Consumed, Construction & Other Related Project Cost	26	42,29,75,132	55,50,56,836
2	Change in Inventories of Finished Goods & Projects in Progress	27	1,74,76,946	(2,45,94,502)
3	Employee Benefits Expense	28	5,01,00,690	4,36,78,945
4	Finance Cost	29	84,47,583	1,85,41,760
5	Depreciation & Amortization Expense	30	62,46,803	20,45,525
6	Other Expenses	31	10,46,60,894	12,63,69,862
	<b>TOTAL EXPENSES</b>		<b>60,99,08,048</b>	<b>72,10,98,426</b>
III	<b>Profit Before Tax</b>		<b>36,00,38,602</b>	<b>39,92,40,153</b>
IV	<b>Tax Expense</b>	<b>32</b>		
	Current Tax		8,64,28,641	11,56,06,522
	Deferred Tax		18,86,255	(12,51,187)
	Tax adjustments for earlier years (net)		22,11,946	3,29,900
	<b>TOTAL TAX EXPENSES</b>		<b>9,05,26,841</b>	<b>11,46,85,235</b>
V	<b>Profit for the Year</b>		<b>26,95,11,761</b>	<b>28,45,54,918</b>
VI	<b>Other Comprehensive Income</b>			
	Items that will not be reclassified to Statement of Profit or Loss			
	Remeasurements of the Net Defined Benefit Plans		6,47,737	3,89,478
	Tax Impact on above		(1,63,022)	(1,13,416)
	<b>Total Other Comprehensive Income</b>		<b>4,84,715</b>	<b>2,76,062</b>
VII	<b>Total Comprehensive Income for the year</b>		<b>26,99,96,476</b>	<b>28,48,30,980</b>
VIII	<b>Earning Per Equity Share- Basic &amp; Diluted:(Face value Rs. 10 each)(2019: Rs. 10 each) in Rupees</b>	<b>33</b>	<b>137.04</b>	<b>144.69</b>
	Significant accounting policies	A		
	Notes on standalone financial statements	1-45		

The notes referred to above form an integral part of the standalone financial statements

As per our audit report of even date attached

**For B S D & Co.**  
Chartered Accountants  
Firm Registration No. 000312S

**For and on behalf of the Board of Directors**

**CA Surendra Khinvasra**  
Partner  
Membership No. 070804  
UDIN: 20070804AAAABQ1841

**Pankaj Bajaj**  
(Chairman cum Managing Director)  
DIN - 00024735

**Shrikant Jajodia**  
(Director)  
DIN- 00602511

Place: New Delhi  
Date: 26.06.2020

**Chandni Vij**  
(Company Secretary)  
M.No.- A46897

**Sushil Dutt Mishra**  
(Chief Financial Officer)

CASH FLOW STATEMENT FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

(Amount in Rupees unless otherwise stated)

	Particulars	Year Ended March 31, 2020	Year Ended March 31, 2019
<b>(A)</b>	<b>Cash flow from Operating Activities:</b>		
	Profit before taxation and exceptional items	36,00,38,602	39,92,40,153
	Adjusted for		
	Depreciation*	64,47,508	22,46,230
	Interest Income	(4,79,11,285)	(2,77,46,412)
	Profit on sale of Fixed Assets	(1,51,344)	-
	Interest Paid	84,47,583	1,84,77,204
	Loss on Financial Assets carried through FVTPL	9,24,872	-
	<b>Other Comprehensive Income</b>	<b>6,47,737</b>	<b>3,89,478</b>
	<b>Operating Profit before working capital changes</b>	<b>32,84,43,673</b>	<b>39,26,06,653</b>
	Movement in working capital		
	Decrease/(Increase) in Non Current Financial Assets	(87,60,173)	2,14,32,414
	Decrease/(Increase) in Non Current Assets	14,73,601	(52,04,253)
	Decrease/(Increase) in Inventories	1,90,17,276	(1,89,60,987)
	Decrease/(Increase) in Trade Receivables	7,04,68,814	15,97,33,670
	Decrease/(Increase) in Other bank balance	(29,52,662)	(68,29,138)
	Decrease/(Increase) in Other Current Financial Assets	(2,88,07,823)	16,64,74,824
	Decrease/(Increase) in Other Current Assets	(4,23,98,458)	(56,47,621)
	Increase/(Decrease) in Non Current Financial Liabilities	(45,87,888)	(34,44,543)
	Increase/(Decrease) in Other Non Current Liabilities	7,02,122	59,00,931
	Increase/(Decrease) in Provisions	(1,41,46,804)	1,06,87,331
	Increase/(Decrease) in Trade Payables	(2,49,79,300)	8,13,22,332
	Increase/(Decrease) in Other Current Financial Liabilities	73,42,338	(5,62,187)
	Increase/(Decrease) in Other Current Liabilities	12,29,95,276	(38,93,23,179)
	<b>Cash Generated from Operations</b>	<b>42,38,09,993</b>	<b>40,81,86,247</b>
	Direct Taxes Paid	(9,06,89,870)	(11,47,98,649)
	<b>Net Cash From Operating Activities</b>	<b>33,31,20,122</b>	<b>29,33,87,598</b>
<b>(B)</b>	<b>Cash Flow From Investing Activities :</b>		
	Purchase of Fixed Assets	(82,965)	(13,84,294)
	Purchases of Investment	(6,65,00,000)	-
	Sale of Fixed Assets	2,40,000	-
	Sale of Investment	1,00,000	-
	Interest Income	4,79,11,285	2,77,46,412
	<b>Net Cash from Investing Activities</b>	<b>(1,83,31,680)</b>	<b>2,63,62,118</b>
<b>(C)</b>	<b>Cash flow from Financing Activities :</b>		
	Proceeds/(Repayment) of Current Borrowings	-	(1,74,08,200)
	Final Dividend Paid	(3,44,15,500)	-
	Interim Dividend Paid	(3,44,15,500)	(2,45,82,500)
	Tax on Dividend Paid	(1,41,50,034)	(50,04,420)
	Repayment of Lease Liabilities	(55,58,400)	-
	Interest & Finance Charges paid	(57,52,471)	(1,84,77,204)
	<b>Net Cash(used in)/From Financing Activities</b>	<b>(9,42,91,905)</b>	<b>(6,54,72,324)</b>
	<b>Net (Decrease)/Increase in Cash and Cash Equivalents</b>	<b>22,04,96,537</b>	<b>25,42,77,391</b>
	<b>Cash and Cash Equivalents at the beginning of the year</b>	<b>54,36,64,434</b>	<b>28,93,87,039</b>
	<b>Cash and Cash Equivalents at the end of the year</b>	<b>76,41,60,971</b>	<b>54,36,64,434</b>

CASH FLOW STATEMENT FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

## Notes

Components Of Cash And Cash Equivalents	Year Ended March 31, 2020	Year Ended March 31, 2019
Cash on hand	29,15,650	31,89,025
Balance with banks in current account	71,03,02,988	47,99,28,130
Cheques on hand	1,92,19,638	2,88,69,638
Fixed deposits with banks, having original maturity of three months or less	3,15,00,421	3,15,00,421
Stamp in hand	2,22,274	1,77,219
<b>Cash and cash equivalents at the end of the year (Refer Note 8)</b>	<b>76,41,60,971</b>	<b>54,36,64,433</b>

Reconciliation Statement Of Cash And Bank Balance	As At March 31, 2020	As At March 31, 2019
Cash and cash equivalents at the end of the year as per above	76,41,60,971	54,36,64,433
Add: Balance with bank in dividend / unclaimed dividend accounts	34,88,931	31,48,094
Add: Fixed deposits with banks, having remaining maturity for less than equal to twelve months	2,59,61,702	2,53,40,339
Add: Fixed deposits with banks (lien marked)	2,85,57,297	2,65,66,836
<b>Cash and bank balance as per balance sheet (Refer Note 8 &amp; 9)</b>	<b>82,21,68,901</b>	<b>59,87,19,702</b>

## DISCLOSURE AS REQUIRED BY IND AS 7

## Reconciliation of liabilities arising from financing activities

31 <sup>st</sup> March, 2020	Opening Balance	Cash Flows	Non Cash Changes	Closing Balance
Current Secured Borrowings (Refer Note 18)	46,07,280	-	-	46,07,280
<b>Total</b>	<b>46,07,280</b>	<b>-</b>	<b>-</b>	<b>46,07,280</b>

31 <sup>st</sup> March, 2019	Opening Balance	Cash Flows	Non Cash Changes	Closing Balance
Current Secured Borrowings (Refer Note 18)	46,07,280	-	-	46,07,280
<b>Total</b>	<b>46,07,280</b>	<b>-</b>	<b>-</b>	<b>46,07,280</b>

\*Depreciation includes amount charged to cost of material consumed, constructions and other related project cost.

The notes referred to above form an integral part of the standalone financial statements.

As per our audit report of even date attached

**For B S D & Co.**  
Chartered Accountants  
Firm Registration No. 000312S

**For and on behalf of the Board of Directors**

**CA Surendra Khinvasra**  
Partner  
Membership No. 070804  
UDIN: 20070804AAAABQ1841

**Pankaj Bajaj**  
(Chairman cum Managing Director)  
DIN - 00024735

**Shrikant Jajodia**  
(Director)  
DIN- 00602511

Place: New Delhi  
Date: 26.06.2020

**Chandni Vij**  
(Company Secretary)  
M.No.- A46897

**Sushil Dutt Mishra**  
(Chief Financial Officer)

## STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

### A Equity Share Capital

(Amount in Rupees unless otherwise stated)

Particulars	Balance as at 01.04.2018	Changes in Equity share capital during the year	Balance as at 31.03.2019
For the year ended 31.03.2019	1,96,66,000	-	1,96,66,000
For the year ended 31.03.2020	1,96,66,000	-	1,96,66,000

### B Other Equity

Particulars	Reserves and surplus				Other Comprehensive Income		Total Other Equity
	Security Premium Reserve	Capital Reserve	General Reserve	Retained Earnings	Remeasurement (Loss)/Gain on defined benefit plan	Total Other Comprehensive Income	
Balance as at 01.04.2018	10,64,77,318	1,33,600	8,75,68,066	1,17,99,07,880	90,748	90,748	1,37,41,77,612
Transitional impact of adoption of IND AS 115				(98,98,086)			(98,98,086)
Profit for the year	-	-	-	28,45,54,918	2,76,062	2,76,062	28,48,30,980
Dividend Paid	-	-	-	(2,45,82,500)	-	-	(2,45,82,500)
Tax on Dividend	-	-	-	(50,04,420)	-	-	(50,04,420)
Balance as at 31.03.2019	10,64,77,318	1,33,600	8,75,68,066	1,42,49,77,792	3,66,810	3,66,810	1,61,95,23,586
Balance as at 01.04.2019	10,64,77,318	1,33,600	8,75,68,066	1,42,49,77,792	3,66,810	3,66,810	1,61,95,23,586
Transfer From Retained Earnings to General Reserve	-	-	3,00,00,000	(3,00,00,000)	-	-	-
Transitional impact of initial adoption of IND AS 116 (Refer Note 37)	-	-	-	(17,11,655)	-	-	(17,11,655)
Profit for the year	-	-	-	26,95,11,761	4,84,715	4,84,715	26,99,96,476
Dividend Paid	-	-	-	(3,44,15,500)	-	-	(3,44,15,500)
Interim Dividend Paid	-	-	-	(3,44,15,500)	-	-	(3,44,15,500)
Tax on Dividend Paid	-	-	-	(1,41,50,034)	-	-	(1,41,50,034)
Balance as at 31.03.2020	10,64,77,318	1,33,600	11,75,68,066	1,57,97,96,863	8,51,525	8,51,525	1,80,48,27,372

**Note:-** General Reserve has been created by transfer out of profit generated by the Company and is available for distribution to shareholders.

The notes referred to above form an integral part of the standalone financial statements

As per our audit report of even date attached

**For B S D & Co.**  
Chartered Accountants  
Firm Registration No. 000312S

**For and on behalf of the Board of Directors**

**CA Surendra Khinvasra**  
Partner  
Membership No. 070804  
UDIN: 20070804AAAABQ1841

**Pankaj Bajaj**  
(Chairman cum Managing Director)  
DIN - 00024735

**Shrikant Jajodia**  
(Director)  
DIN- 00602511

Place: New Delhi  
Date: 26.06.2020

**Chandni Vij**  
(Company Secretary)  
M.No.- A46897

**Sushil Dutt Mishra**  
(Chief Financial Officer)

## NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

### 1. Corporate and General Information

Eldeco Housing and Industries Limited ("the Company") is domiciled and incorporated in India and its equity shares are listed at Bombay Stock Exchange (BSE). The registered office of the Company is situated at Eldeco Corporate Chamber-1, 2<sup>nd</sup> Floor, Vibhuti Khand (Opp. Mandi Parishad), Gomti Nagar, Lucknow- 226010.

The Company is engaged into the business of developing real estate properties for residential, commercial and retail purposes.

The financial statements of the company for the year ended 31<sup>st</sup> March, 2020 were approved and authorized for issue by board of directors in their meeting held on 26<sup>th</sup> day of June, 2020.

### 2. Statement of Compliance

The Standalone financial statements are a general purpose financial statement which have been prepared in accordance with the Companies Act, 2013, Indian Accounting Standards and complies with other requirements of the law.

### 3. Basis of Preparation

These financial statements have been prepared complying in all material respects as amended from time to time with the accounting standards notified under Section 133 of the Companies Act, 2013, read with the Companies (Indian Accounting Standards) Rules, 2015. The financial statements comply with IND AS notified by Ministry of Corporate Affairs ("MCA").

The preparation of the financial statements requires management to make estimates and assumptions. Actual results could vary from these estimates. The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised, if the revision affects only that period or in the period of the revision and future periods if the revision affects both current and future years.

### 4. Classification of Assets and Liabilities into current and Non-Current

The Company presents its assets and liabilities in the Balance Sheet based on current/ non-current classification.

As asset is treated as current when it is:

- a) expected to be realised or intended to be sold or consumed in normal operating cycle;
- b) held primarily for the purpose of trading;
- c) expected to be realised within twelve months after the reporting period; or
- d) cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is treated as current when:

- a) it is expected to be settled in normal operating cycle;
- b) it is held primarily for the purpose of trading;

- c) it is due to be settled within twelve months after the reporting period; or

- d) there is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

All other liabilities are classified as non-current.

Based on the nature of products and the time between the acquisition of assets for processing and their realisation in cash and cash equivalents, the Company has ascertained its operating cycle being a period within twelve months for the purpose of current and non-current classification of assets and liabilities.

### A. Significant Accounting Policies :

#### (i) Basis of Measurement

The Financial Statements of the Company are consistently prepared and presented under historical cost convention on an accrued basis in accordance with IND AS except for certain Financial Assets and Financial Liabilities that are measured at fair value.

The financial statements are presented in Indian Rupees ("Rs."), which is the Company's functional and presentation currency and all amounts are rounded to the nearest Rupees (except otherwise indicated).

#### (ii) Revenue Recognition

Revenue is measured at the fair value of the consideration received or receivable for goods supplied and services rendered, net of returns and discounts to customers.

#### (a) Real estate projects

The Company derives revenue from execution of real estate projects. Effective from 1<sup>st</sup> April, 2018, revenue from Real Estate project is recognised in accordance with IND AS 115, which establishes a comprehensive framework in determining whether how much and when revenue is to be recognised. IND AS 115 replaces IND AS 18 revenue and an IND AS 11 construction contract, which prescribes control approach for revenue recognition as against risk and rewards as per IND AS 18. In accordance with IND AS 115, revenue from real estate projects are recognised upon transfer of control of promised real estate property to customer at an amount that reflects the consideration which the Company expects to receive in exchange for such booking and is based on following 6 steps :

#### 1. Identification of contract with customers:-

The Company accounts for contract with a customer only when all the following criteria are met:

- Parties (i.e. the Company and the customer) to the contract have approved the contract (in writing, orally or in accordance with business practices) and are committed to perform their respective obligations.
- The Company can identify each customer's right regarding the goods or services to be transferred.
- The Company can identify the payment terms for the goods or services to be transferred.



## NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

- The contract has commercial substance (i.e. risk, timing or amount of the Company's future cash flow is expected to change as a result of the contract) and
- It is probable that the Company will collect the consideration to which it will be entitled in exchange for the goods or services that will be transferred to the customer. Consideration may not be the same due to discount rate etc.

### 2. Identify the separate performance obligation in the contract:-

Performance obligation is a promise to transfer to a customer.

Goods or services or a bundle of goods or services i.e. distinct or a series of goods or services that are substantially the same and are transferred in the same way.

If a promise to transfer goods or services is not distinct from goods or services in a contract, then the goods or services are combined in a single performance obligation.

The goods or services that is promised to a customer is distinct if both the following criteria are met:

- The customer can benefit from the goods or services either on its own or together with resources that are readily available to the customer (i.e. the goods or services are capable of being distinct) and
- The Company's promise to transfer the goods or services to the customer is separately identifiable from the other promises in the contract i.e the goods or services are distinct within the context of the contract.

### 3. Satisfaction of the performance obligation:-

The Company recognizes revenue when (or as) the company satisfies a performance obligation by transferring a promised goods or services to the customer.

The real estate properties are transferred when (or as) the customer obtains control of the property.

### 4. Determination of transaction price:-

The transaction price is the amount of consideration to which the Company expects to be entitled in exchange for transferring promised goods or services to customer excluding GST.

The consideration promised in a contract with a customer may include fixed amount, variable amount or both. In determining transaction price, the Company assumes that goods or services will be transferred to the customer as promised in accordance with the existing contract and the contract can't be cancelled renewed or modified.

### 5. Allocating the transaction price to the performance obligation:-

The allocation of the total contract price to various performance obligation are done based on their standalone selling prices, the standalone selling price is the price at which the Company would sell promised goods or services separately to the customers.

### 6. Recognition of revenue when (or as) the Company satisfies a performance obligation

Performance obligation is satisfied over time or at a point in time.

Performance obligation is satisfied over time if one of the criteria out of the following three is met:

- The customer simultaneously receives and consumes a benefit provided by the Company's performance as the Company performs.
- The Company's performance creates or enhances an asset that a customer controls as asset is created or enhanced or
- The Company's performance doesn't create an asset within an alternative use to the Company and the Company has an enforceable right to payment for performance completed to date.

Therefore the revenue recognition for a performance obligation is done over time if one of the criteria is met out of the above three else revenue recognition for a performance obligation is done at point in time.

The Company disaggregate revenue from real estate projects on the basis of nature of revenue.

#### (b) Project Management Fee

Project Management fee is accounted as revenue upon satisfaction of performance obligation as per agreed terms.

#### (c) Interest Income

Interest due on delayed payments by customers is accounted on accrual basis.

#### (d) Dividend income

Dividend income is recognized when the right to receive the payment is established.

#### (iii) Borrowing Costs

Borrowing cost that are directly attributable to the acquisition or construction of a qualifying asset (including real estate projects) are considered as part of the cost of the asset/project. All other borrowing costs are treated as period cost and charged to the statement of profit and loss in the year in which incurred.

#### (iv) Property, Plant and Equipment

##### Recognition and initial measurement

Properties, Plant and Equipment are stated at their cost of acquisition. The cost comprises purchase price, borrowing cost, if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price. Subsequent costs are included in the asset's carrying amount or recognized as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the company. All other repair and maintenance costs are recognized in statement of profit or loss as incurred.

## NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

### Subsequent measurement (depreciation and useful lives)

Depreciation on property, plant and equipment is provided on Straight line method based on the useful life of the asset as specified in Schedule II to the Companies Act, 2013. The management estimates the useful life of the assets as prescribed in Schedule II to the Companies Act, 2013 except in the case of steel shuttering and scaffolding, whose life is estimated as five years.

### De-recognition

An item of property, plant and equipment and any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the income statement when the asset is derecognised.

### (v) Intangible Assets

#### Recognition and initial measurement

Intangible assets are stated at their cost of acquisition. The cost comprises purchase price, borrowing cost, if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price.

#### Subsequent measurement (amortization and useful lives)

Intangible assets comprising of ERP & other computer software are stated at cost of acquisition less accumulated amortization and are amortised over a period of five years on straight line method.

### (vi) Impairment of Non Financial Assets

The Company assesses at each balance sheet date whether there is any indication that an asset may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset. If such recoverable amount of the asset or the recoverable amount of the cash-generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognized in the statement of profit and loss.

### (vii) Financial Instruments

#### (a) Financial assets

##### Initial recognition and measurement

Financial assets are recognised when the Company becomes a party to the contractual provisions of the financial instrument and are measured initially at fair value adjusted for transactional costs.

##### Subsequent measurement

1. **Financial instrument at amortised cost** - the financial instrument is measured at the amortised cost if both the following conditions are met:

- (a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
- (b) Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. All other debt instruments are measured at Fair Value through other comprehensive income or Fair value through profit and loss based on Company's business model.

2. **Equity Investment** - All equity investments in scope of IND AS 109 are measured at fair value. Equity instruments which are held for trading and generally classified as at fair value through profit and loss (FVTPL). For all other equity instruments, the Company decides to classify the same either as at fair value through other comprehensive income (FVOCI) or fair value through profit and loss (FVTPL). The Company makes such election on an instrument by instrument basis. The classification is made on initial recognition and is irrevocable.

#### De-recognition of financial assets

A financial asset is primarily de-recognised when the rights to receive cash flows from the asset have expired or the Company has transferred its rights to receive cash flows from the asset.

#### (b) Financial liabilities

##### Initial recognition and measurement

All financial liabilities are recognised initially at fair value and transaction cost that are attributable to the acquisition of the financial liabilities are also adjusted. These liabilities are classified as amortised cost.

##### Subsequent measurement

Subsequent to initial recognition, these liabilities are measured at amortised cost using the effective interest method. These liabilities include borrowings and deposits.

##### De-recognition of financial liabilities

A financial liability is de-recognised when the obligation under the liability is discharged or cancelled or expired. When an existing financial liability is replaced by another from the same lender on substantially different terms or on the terms of an existing liability are substantially modified, such an exchange or modification is treated as the de-recognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit or loss.

#### (c) Impairment of financial assets

The Company assesses on a forward looking basis the expected credit losses associated with its assets carried at amortised cost and FVOCI debt instruments. The impairment methodology applied depends on whether there has been a significant increase in credit risk.

## NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

For trade receivable only, the Company applies the simplified approach permitted by IND AS-09 Financial instruments, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

### (d) Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet, if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realize the assets and settle the liabilities simultaneously.

### (viii) Inventories and Projects in progress

#### (a) Inventories

- (i) Building material and consumable stores are valued at lower of cost and net realisable value, which is determined on the basis of the 'First in First out' method.
- (ii) Land is valued at lower of cost and net realisable value, which is determined on average method. Cost includes cost of acquisition and all related costs.
- (iii) Construction work in progress is valued at lower of cost and net realisable value. Cost includes cost of materials, services and other related overheads related to project under construction.
- (iv) Completed real estate project for sale and trading stock are valued at lower of cost and net realisable value. Cost includes cost of land, materials, construction, services and other related overheads.

#### (b) Projects in progress

Projects in progress are valued at lower of cost and net realisable value. Cost includes cost of land, materials, construction, services, borrowing costs and other overheads relating to projects.

#### (ix) Retirement benefits

- i. Contributions payable by the Company to the concerned government authorities in respect of provident fund, family pension fund and employee state insurance are charged to the statement of profit and loss.
- ii. The Company is having Group Gratuity Scheme with Life Insurance Corporation of India. Provision for gratuity is made based on actuarial valuation in accordance with IND AS-19.
- iii. Provision for leave encashment in respect of unavailed leave standing to the credit of employees is made on actuarial basis in accordance with IND AS-19.
- iv. Actuarial gains/losses resulting from re-measurements of the liability/asset are included in other comprehensive income.

#### (x) Provisions, contingent assets and contingent liabilities

A provision is recognized when :

- the Company has a present obligation as a result of a past event;

- it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation; and

- a reliable estimate can be made of the amount of the obligation.

A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources. Where there is a possible obligation or a present obligation that the likelihood of outflow of resources is remote, no provision or disclosure is made.

#### (xi) Earnings per share

Basic earnings per share are calculated by dividing the total profit for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year.

For the purpose of calculating diluted earnings per share, the total profit for the year attributable to equity shareholders and the weighted average number of shares outstanding during the year are adjusted for the effects of all dilutive potential equity share.

#### (xii) Leases

The Company has applied IND AS 116 with effect from 1.4.2019. In accordance with IND AS 116, the Company recognizes right of use assets representing its right to use the underlying asset for the lease term at the lease commencement date. The cost of right of use asset measured at inception shall comprise of the amount of the initial measurement of the lease liability adjusted for any lease payment made at or before commencement date less any lease incentive received plus any initial direct cost incurred and an estimate of cost to be incurred by lessee in dismantling and removing underlying asset or restoring the underlying asset or site on which it is located. The right of use asset is subsequently measured at cost less accumulated depreciation, accumulated impairment losses, if any and adjusted for any remeasurement of lease liability. The right of use assets is depreciated using the straight line method from the commencement date over the shorter of lease term or useful life of right of use asset. The estimated useful lives of right of use assets are determined on the same basis as those of property, plant and equipment. Right of use assets are tested for impairment whenever there is any indication that their carrying amounts may not be recoverable, impairment loss, if any, is recognized in statement of profit and loss. The Company measures the lease liability at the present value of the lease payments that are not paid at the commencement date of lease. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. the Company uses incremental borrowing rate. Lease arrangements, where the risk and rewards incident to ownership of an asset substantially vest with the lessor are recognised as operating lease. Lease rent under operating lease are charged to statement of profit and loss on a straight line basis over the lease term except where scheduled increase in rent compensate the lessor for expected inflationary costs.

The lease liability is subsequently remeasured by increasing the carrying amount to reflect interest on lease liability, reducing the carrying amount to reflect the lease payments made and remeasuring the carrying amount to reflect any reassessment or lease modification or to reflect

## NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

revised-in-substance fixed lease payments, the Company recognizes amount of remeasurement of lease liability due to modification as an adjustment to right of use assets and statement of profit and loss depending upon the nature of modification. Where the carrying amount of right of use assets is reduced to zero and there is further reduction in measurement of lease liability, the Company recognizes any remaining amount of the remeasurement in statement of profit and loss.

### (xiii) Income Taxes

- (i) Provision for current tax is made based on the tax payable under the Income Tax Act, 1961. Current income tax relating to items recognised outside profit and loss is recognised outside profit and loss (either in other comprehensive income or in equity).
- (ii) Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period. The carrying amount of Deferred tax liabilities and assets are reviewed at the end of each reporting period.

### (xiv) Fair value measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs:

- Level 1- Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- Level 2- Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- Level 3- Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognized in the financial statements on a recurring basis, the Company determines whether transfer have occurred between levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

For the purpose of fair value disclosure, the Company has determined classes of assets and liabilities on the basis of nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

### (xv) Cash and Cash Equivalent

Cash and Cash equivalent in the balance sheet comprises cash at bank and cash on hand, demand deposits and short term deposits which are subject to an insignificant change in value.

The amendment to IND AS-7 requires entities to provide disclosure of change in the liabilities arising from financing activities, including both changes arising from cash flows and non cash changes (such as foreign exchange gain or loss). The Company has provided information for both current and comparative period in cash flow statement.

### (xvi) Business Combinations

The acquisition method of accounting is used to account for all business combinations, except common control transactions, regardless of whether equity instruments or other assets are acquired. The consideration transferred for the acquisition of the transferor companies comprises the —

- fair values of the assets transferred;
- liabilities incurred to the former owners of the acquired business;
- equity interests issued by the Company; and
- fair value of any asset or liability resulting from a contingent consideration arrangement.

Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are with limited exceptions, measured initially at their fair values at the acquisition date.

Acquisition-related costs are expensed as incurred.

The excess of the consideration transferred and acquisition-date fair value of any previous equity interest in the acquired entity over the fair value of the net identifiable assets acquired is recorded as goodwill. If those amounts are less than the fair value of the net identifiable assets of the business acquired, the difference is recognised in other comprehensive income and accumulated in equity as capital reserve provided there is clear evidence of the underlying reasons for classifying the business combination as a bargain purchase. In other cases, the bargain purchase gain is recognised directly in equity as capital reserve.

Where settlement of any part of cash consideration is deferred, the amounts payable in the future are discounted to their present value as at the date of exchange. The discount rate used is the entity's incremental borrowing rate, being the rate at which a similar borrowing could be obtained from an independent financier under comparable terms and conditions.

## NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

Contingent consideration is classified either as equity or a financial liability. Amounts classified as a financial liability are subsequently re-measured to fair value with changes in fair value recognised in profit or loss. There is no contingent consideration in respect of all the years presented.

Business combinations involving entities that are controlled by the Company are accounted for using the pooling of interests method as follows:

- The assets and liabilities of the combining entities are reflected at their carrying amounts.
- No adjustments are made to reflect fair values, or recognise any new assets or liabilities. Adjustments are only made to harmonise accounting policies.
- The financial information in the financial statements in respect of prior periods is restated as if the business combination had occurred from the beginning of the preceding period in the financial statements, irrespective of the actual date of the combination. In case of Court approved scheme the business combination is recognised from the appointed date following the accounting treatment approved by the Court.
- The balance of the retained earnings appearing in the financial statements of the transferor is aggregated with the corresponding balance appearing in the financial statements of the transferee.
- The identity of the reserves are preserved and the reserves of the transferor become the reserves of the transferee.
- The difference, if any, between the amounts recorded as share capital issued plus any additional consideration in the form of cash or other assets and the amount of share capital of the transferor is transferred to capital reserve and is presented separately from other capital reserves.

### (xvii) Significant management judgement in applying accounting policies and estimation of uncertainty

#### Significant management judgement

When preparing the financial statements, management undertakes a number of judgements, estimates and assumptions about the recognition and measurement of assets, liabilities, income and expenses.

#### Estimation of uncertainty related to global health pandemic from COVID-19

The Company has considered the possible effects that may result from pandemic related to COVID-19 on the carrying amount of financial assets including trade receivables. In developing the assumptions relating to the possible future uncertainties in global economic conditions because of the pandemic, the Company as at the date of approval of these financial statements have used internal and external source of information, on the expected future performance of the Company and based on estimates the Company expects that the carrying amount of financial assets will be recovered and the Company do not expect any significant impact of COVID-19 on the Company's financial statements as at the date of approval of these financial statements.

The following are significant management judgement in applying the accounting policies of the Company that have the most significant effect on the financial statements.

#### (a) Recognition of deferred tax assets

The extent to which deferred tax assets can be recognized is based on an assessment of the probability of the Company's future taxable income against which the deferred tax assets can be utilised.

#### (b) Estimation of uncertainty

##### (a) Recoverability of advances/receivables

At each balance sheet date, based on historical default rates observed over expected life, the management assesses the expected credit loss on outstanding receivables and advances.

##### (b) Defined Benefit Obligation (DBO)

Management's estimate of the DBO is based on a number of critical underlying assumptions such as standard rates of assumptions such as standard rates of inflation, medical cost trends, mortality, discount rate and anticipation of future salary increases. Variation in these assumptions may significantly impact the DBO amount and the annual defined benefit expenses.

#### (c) Provisions

At each balance sheet date on the basis of management judgment, changes in facts and legal aspects, the Company assesses the requirement of provisions against the outstanding warranties and guarantees. However the actual future outcome may be different from this judgment.

#### (d) Inventories

Inventory is stated at the lower of cost and net realisable value (NRV).

NRV for completed inventory is assessed including but not limited to market conditions and prices existing at the reporting date and is determined by the Company based on net amount that it expects to realise from the sale of inventory in the ordinary course of business.

NRV in respect of inventories under construction is assessed with reference to market prices (by referring to expected or recent selling price) at the reporting date less estimated costs to complete the construction, and estimated cost necessary to make the sale. The costs to complete the construction are estimated by management.

#### (e) Fair value measurements

Management applies valuation techniques to determine the fair value of financial instruments (where active market quotes are not available) and non-financial assets. This involves developing estimates and assumptions consistent with how market participants would price the instrument / assets. Management bases its assumptions on observable data as far as possible but this may not always be available. In that case Management uses the best relevant information available. Estimated fair values may vary from the actual prices that would be achieved in an arm's length transaction at the reporting date.



## NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

### (f) Lease

The Company evaluates if an arrangement qualifies to be a lease as per the requirements of IND AS 116. Identification of a lease requires significant judgement. The Company uses significant judgement in assessing the lease term (including anticipated renewals) and the applicable discount rate.

The Company determines the lease term as the non-cancellable period of lease, together with both periods covered by an option to extend the lease if the Company is reasonably certain to exercise that option and periods covered by an option to terminate the lease if the Company is reasonably certain not to exercise that option. In exercising whether the Company is reasonably certain

to exercise an option to extend a lease or to exercise an option to terminate the lease, it considers all relevant facts and circumstances that create an economic incentive for the Company to exercise the option to extend the lease or to exercise the option to terminate the lease. The Company revises lease term, if there is change in non-cancellable period of lease. The discount rate used is generally base on incremental borrowing rate.

### (g) Classification of assets and liabilities into current and non-current

The Management classifies assets and liabilities into current and non-current categories based on its operating cycle.

## NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

### 2. Property, Plant and Equipment

Particulars	Buildings	Plant & Machinery	Furniture & Fixtures	Office Equip-ments	Comput-ers	Vehicles	Total Tan-gible	Software	Total Intangible	Total
Gross Carrying Value as on 01.04.2018	2,49,02,452	29,09,527	1,00,58,944	1,28,59,853	36,75,569	99,26,855	6,43,33,200	26,84,138	26,84,138	6,70,17,338
Addition	-	-	-	25,259	48,054	13,10,981	13,84,294	-	-	13,84,294
Deletions	-	-	-	-	-	-	-	-	-	-
Gross Carrying Value as at 31.03.2019	2,49,02,452	29,09,527	1,00,58,944	1,28,85,112	37,23,623	1,12,37,836	6,57,17,494	26,84,138	26,84,138	6,84,01,632
Accumulated Depreciation & Amortisation as at 01.04.2018	45,40,470	10,98,621	64,59,656	1,14,31,290	32,50,913	93,96,848	3,61,77,798	21,71,633	21,71,633	3,83,49,431
Depreciation for the period	3,78,645	2,00,705	9,43,636	2,26,892	2,03,127	1,94,898	21,47,903	98,327	98,327	22,46,230
Deductions/Adjustments	-	-	-	-	-	-	-	-	-	-
Accumulated Depreciation & Amortisation as at 31.03.2019	49,19,115	12,99,326	74,03,292	1,16,58,182	34,54,040	95,91,746	3,83,25,701	22,69,960	22,69,960	4,05,95,661
Net Carrying Value as on 31.03.2019	1,99,83,336	16,10,201	26,55,652	12,26,930	2,69,583	16,46,091	2,73,91,794	4,14,178	4,14,178	2,78,05,972
Gross Carrying Value as on 01.04.2019	2,49,02,452	29,09,527	1,00,58,944	1,28,85,112	37,23,623	1,12,37,836	6,57,17,494	26,84,138	26,84,138	6,84,01,632
Addition	-	-	-	54,253	28,712	-	82,965	-	-	82,965
Deletions	-	-	-	-	-	17,73,110	17,73,110	-	-	17,73,110
Gross Carrying Value as at 31.03.2020	2,49,02,452	29,09,527	1,00,58,944	1,29,39,365	37,52,335	94,64,726	6,40,27,349	26,84,138	26,84,138	6,67,11,487
Accumulated Depreciation & Amortisation as at 01.04.2019	49,19,115	12,99,326	74,03,292	1,16,58,182	34,54,040	95,91,746	3,83,25,701	22,69,960	22,69,960	4,05,95,661
Depreciation for the period	3,78,645	2,00,705	8,85,598	2,28,671	1,74,899	1,55,679	20,24,197	98,327	98,327	21,22,524
Deductions/Adjustments	-	-	-	-	-	16,84,454	16,84,454	-	-	16,84,454
Accumulated Depreciation & Amortisation as at 31.03.2020	52,97,761	15,00,030	82,88,890	1,18,86,853	36,28,939	80,62,971	3,86,65,444	23,68,287	23,68,287	4,10,33,730
Net Carrying Value as on 31.03.2020	1,96,04,691	14,09,497	17,70,054	10,52,512	1,23,396	14,01,756	2,53,61,906	3,15,851	3,15,851	2,56,77,757
Net Carrying Value as on 31.03.2019	1,99,83,336	16,10,201	26,55,652	12,26,930	2,69,583	16,46,091	2,73,91,794	4,14,178	4,14,178	2,78,05,972
Net Carrying Value as on 31.03.2020	1,96,04,691	14,09,497	17,70,054	10,52,512	1,23,396	14,01,756	2,53,61,906	3,15,851	3,15,851	2,56,77,757

Note:

#### Right of Use Asset

Balance as at 1 <sup>st</sup> April, 2019	3,31,58,211
Depreciation for the year	43,24,984
Closing Balance as at 31 <sup>st</sup> March, 2020	2,88,33,227

## NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

### 3 Non Current Investments

Amount (in Rs.)

Particulars	As at 31.03.2020	As at 31.03.2019
Unquoted, at Cost, fully paid up		
Investment in Equity Instruments of Subsidiaries		
10000 (10000) Equity Shares of Rs. 10/- each fully paid up in Aaj Constructions Private Limited	1,00,000	1,00,000
10000 (10000) Equity Shares of Rs. 10/- each fully paid up in Carnation Realtors Private Limited	1,00,000	1,00,000
10000 (10000) Equity Shares of Rs. 10/- each fully paid up in Deepjyoti Constructions Private Limited	1,00,000	1,00,000
10000 (10000) Equity Shares of Rs. 10/- each fully paid up in Facility Constructions Private Limited	1,00,000	1,00,000
10000 (10000) Equity Shares of Rs. 10/- each fully paid up in Fixity Constructions Private Limited	1,00,000	1,00,000
10000 (10000) Equity Shares of Rs. 10/- each fully paid up in Garv Constructions Private Limited	1,00,000	1,00,000
10000 (10000) Equity Shares of Rs. 10/- each fully paid up in Iris Realtors Private Limited	1,00,000	1,00,000
10000 (10000) Equity Shares of Rs. 10/- each fully paid up in Khwahish Constructions Private Limited	1,00,000	1,00,000
10000(10000) Equity Shares of Rs. 10/- each fully paid up in Yojna Constructions Private Limited	1,00,000	1,00,000
10000 (10000) Equity Shares of Rs. 10/- each fully paid up in Neo Realtors Private Limited	1,00,000	1,00,000
10000 (10000) Equity Shares of Rs. 10/- each fully paid up in Neptune Infracon Private Limited	1,00,000	1,00,000
10000 (10000) Equity Shares of Rs. 10/- each fully paid up in Numerous Constructions Private Limited	1,00,000	1,00,000
10000 (10000) Equity Shares of Rs. 10/- each fully paid up in Perpetual Constructions Private Limited	1,00,000	1,00,000
10000 (10000) Equity Shares of Rs. 10/- each fully paid up in Primacy Constructions Private Limited	1,00,000	1,00,000
10000 (10000) Equity Shares of Rs. 10/- each fully paid up in Samarpit Constructions Private Limited	1,00,000	1,00,000
10000 (10000) Equity Shares of Rs. 10/- each fully paid up in Suniyojit Constructions Private Limited	1,00,000	1,00,000
10000 (10000) Equity Shares of Rs. 10/- each fully paid up in Sushobhit Constructions Private Limited	1,00,000	1,00,000
10000 (10000) Equity Shares of Rs. 10/- each fully paid up in Shivaye Constructions Private Limited	1,00,000	1,00,000
10000 (10000) Equity Shares of Rs. 10/- each fully paid up in Swarg Constructions Private Limited	1,00,000	1,00,000
NIL (10000) Equity Shares of Rs. 10/- each fully paid up in Swarnim Nirman Private Limited	-	1,00,000
10000 (10000) Equity Shares of Rs. 10/- each fully paid up in Villa Constructions Private Limited	1,00,000	1,00,000
10000 (10000) Equity Shares of Rs. 10/- each fully paid up in Flourish Constructions Private Limited	1,00,000	1,00,000
10000 (10000) Equity Shares of Rs. 10/- each fully paid up in Frozen Constructions Private Limited	1,00,000	1,00,000
10000 (10000) Equity Shares of Rs. 10/- each fully paid up in Placate Constructions Private Limited	1,00,000	1,00,000
10000 (10000) Equity Shares of Rs. 10/- each fully paid up in Turbo Realtors Private Limited	1,00,000	1,00,000
10000 (10000) Equity Shares of Rs. 10/- each fully paid up in Artistry Construction Private Limited	1,00,000	1,00,000
10000 (10000) Equity Shares of Rs. 10/- each fully paid up in Erudite Constructions Private Limited	1,00,000	1,00,000
10000 (10000) Equity Shares of Rs. 10/- each fully paid up in Utsav Constructions Private Limited	1,00,000	1,00,000

## NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

Particulars	As at 31.03.2020	As at 31.03.2019
10000 (10000) Equity Shares of Rs. 10/- each fully paid up in Dua Constructions Private Limited	1,00,000	1,00,000
10000 (10000) Equity Shares of Rs. 10/- each fully paid up in Conviction Constructions Private Limited	1,00,000	1,00,000
10000 (10000) Equity Shares of Rs. 10/- each fully paid up in Heather Buildcon Private Limited	1,00,000	1,00,000
10000 (10000) Equity Shares of Rs. 10/- each fully paid up in Swarajya Builders Private Limited	1,00,000	1,00,000
5000 (4150) Equity Shares of Rs. 100/- each fully paid up in Omni Farms Private Limited	17,00,14,360	10,40,14,360
50000 (NIL) Equity Shares of Rs. 10/- each fully paid up in Swabhiman Buildtech Limited	5,00,000	-
<b>Other Investments</b>		
<b>Investment in Quoted Equity Instruments measured at fair value through statement of profit &amp; loss</b>		
<b>In Other Companies</b>		
11500 (11500) Equity Shares of Rs. 10/- each fully paid up in Union Bank of India Limited	3,30,625	10,98,250
2494 (2494) Equity Shares of Rs. 10/- each fully paid up in Punjab National Bank Limited	80,681	2,37,928
<b>Investment in Equity Instruments- Unquoted, at cost</b>		
1 (1) Equity Shares of Rs. 100/- each fully paid up in Surya Season Foods Private Limited	1,002	1,002
<b>Total</b>	<b>17,40,26,668</b>	<b>10,85,51,540</b>
Aggregate amount of unquoted investments	17,36,15,362	10,72,15,362
Aggregate amount of cost of quoted investments	2,95,060	2,95,060
Aggregate fair value of quoted investments measured through Statement of Profit & Loss	4,11,306	13,36,178

### 4 Other Non-current Financial Assets

Amount (in Rs.)

Particulars	As at 31.03.2020	As at 31.03.2019
Security Deposits (Unsecured Considered Good)	18,77,700	18,77,700
Direct Tax Refundable(Net of Provision)	3,92,56,966	2,99,21,117
<b>Total</b>	<b>4,11,34,665</b>	<b>3,17,98,817</b>

### 5 Deferred Tax Assets

Amount (in Rs.)

Particulars	As at 31.03.2020	As at 31.03.2019
<b>Component of deferred tax assets/(liabilities)</b>		
<b>Deferred Tax Assets</b>		
Effect of transitional impact of adoption of IND AS 115	40,66,482	40,66,482
Effect of transitional impact of adoption of IND AS 116	5,75,675	-
Employee Benefits	17,10,677	46,53,315
Other items on account of IND AS Adjustments	6,63,207	5,52,206
Provision for Branding Fees	-	50,37,837
<b>Total</b>	<b>70,16,041</b>	<b>1,43,09,840</b>
<b>Deferred Tax Liability</b>		
Property, Plant & Equipment	18,40,924	76,61,121
<b>Total</b>	<b>18,40,924</b>	<b>76,61,121</b>
<b>Net Deferred Tax Assets</b>	<b>51,75,117</b>	<b>66,48,719</b>

## NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

The movement on the deferred tax account as follows:

Amount (in Rs.)

Particulars	As at 31.03.2020	As at 31.03.2019
At the beginning of the year	66,48,719	14,44,466
Add: Transitional IND AS 115 impact	-	40,66,482
Add: Transitional IND AS 116 impact	5,75,675	-
Credit/(Charge) to Profit & Loss Account	31,51,582.00	12,51,187
Credit/(Charge) on Branding Fees	(50,37,837.00)	-
Credit/(Charge) on Other Comprehensive Income	(1,63,022)	(1,13,416)
At the end of the year	51,75,117	66,48,719

### 6 Inventories

Amount (in Rs.)

Particulars	As at 31.03.2020	As at 31.03.2019
Land (Including development cost)	18,27,94,236	18,27,94,236
Building Material and Consumables	1,48,61,090	1,64,01,420
Completed Real Estate Projects	42,94,09,425	30,98,88,455
Project in Progress	1,00,57,68,503	1,14,27,66,418
<b>Total</b>	<b>1,63,28,33,253</b>	<b>1,65,18,50,529</b>

### 7 Trade Receivables

Amount (in Rs.)

Particulars	As at 31.03.2020	As at 31.03.2019
(Unsecured)		
Considered Good	18,94,40,914	25,99,09,728
<b>Total</b>	<b>18,94,40,914</b>	<b>25,99,09,728</b>

### 8 Cash & Cash Equivalents

Amount (in Rs.)

Particulars	As at 31.03.2020	As at 31.03.2019
Balances with banks :		
In Current Accounts	71,03,02,988	47,99,28,130
In Deposit Account with Maturity of less than Three Months	3,15,00,421	3,15,00,421
Cash on hand	29,15,650	31,89,025
Cheques on hand	1,92,19,638	2,88,69,638
Stamps in hand	2,22,274	1,77,219
<b>Total</b>	<b>76,41,60,971</b>	<b>54,36,64,433</b>



## NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

### 9 Other Bank Balances

Amount (in Rs.)

Particulars	As at 31.03.2020	As at 31.03.2019
Balances with banks :		
In Earmarked Accounts	-	-
Unpaid Dividend Account	34,88,931	31,48,094
Deposits held as margin money / earnest Money with original maturity of more than three months but less than equal to twelve months*	2,85,57,297	2,65,66,836
Deposits with original maturity of more than three months but less than equal to twelve months	2,59,61,702	2,53,40,339
<b>Total</b>	<b>5,80,07,930</b>	<b>5,50,55,269</b>

\*Includes deposits of Rs. 106.29 lakhs from City Cooperative Bank Limited, against overdraft facility of Rs. 46.07 lakhs. The said Bank has discontinued its operations, however the Company has applied for repayment of fixed deposit after adjustment of the balance outstanding in the overdraft account. A writ petition is also pending in respect of the same in Hon'ble Allahabad High Court.

### 10 Current Loans

Amount (in Rs.)

Particulars	As at 31.03.2020	As at 31.03.2019
(Unsecured considered good unless otherwise stated)		
Corporate Loan to Related Party	14,78,86,137	14,00,11,137
(Repayable on demand)		
<b>Total</b>	<b>14,78,86,137</b>	<b>14,00,11,137</b>

#### 10.1 Particulars in respect of loan to related party:

Amount (in Rs.)

S. No.	Name of Company	Balance as at 31 <sup>st</sup>		Maximum Outstanding as at 31 <sup>st</sup>	
		March, 2020	March, 2019	March, 2020	March, 2019
1	Eldeco Infrastructure & Properties Limited	14,78,86,137	14,00,11,137	14,78,86,137	14,00,11,137

### 11 Other Current Financial Assets

Amount (in Rs.)

Particulars	As at 31.03.2020	As at 31.03.2019
Interest Accrued and due on Bank's FDRs having original maturity of less than equal to 12 months	3,39,03,854	1,29,71,031
<b>Total</b>	<b>3,39,03,854</b>	<b>1,29,71,031</b>

### 12 Other Current Assets

Amount (in Rs.)

Particulars	As at 31.03.2020	As at 31.03.2019
(Unsecured considered good unless otherwise stated)		
Advance against goods, services and others		
Subsidiary Companies	39,56,81,027	36,18,78,739
Advance for projects	19,22,55,863	20,20,68,324
Other Advances	10,89,36,621	15,62,37,093
Prepaid Expenses	4,24,829	7,14,975
Balance with Government/ Statutory Authorities	11,96,09,920	5,36,10,671
<b>Total</b>	<b>81,69,08,259</b>	<b>77,45,09,801</b>

## NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

**12.1** Advances includes payment to parties for acquiring land for development of real estate projects, either on collaboration basis or self-development basis, for bulk booking and for purchase of commercial space.

**12.2** Particulars in respect of advances to subsidiary companies:

Amount (in Rs.)

S. No.	Name of Company	Balance as at 31 <sup>st</sup>		Maximum Outstanding as at 31 <sup>st</sup>	
		March, 2020	March, 2019	March, 2020	March, 2019
1	Garv Constructions Private Limited	3,01,275	2,91,525	3,01,275	2,91,525
2	Neo Realtors Private Limited	1,31,06,965	1,30,95,915	1,31,06,965	1,30,95,915
3	Samarpit Constructions Private Limited	2,89,86,461	2,89,76,411	2,89,86,461	2,89,76,411
4	Suniyogit Constructions Private Limited	1,45,35,998	1,45,27,248	1,45,35,998	1,45,27,248
5	Swarg Constructions Private Limited	4,05,20,226	2,94,69,740	4,05,20,226	2,94,69,740
6	Deepjyoti Constructions Private Limited	89,74,398	1,00,895	89,74,398	1,00,895
7	Facility Constructions Private Limited	1,08,615	99,565	1,08,615	99,565
8	Fixity Constructions Private Limited	21,79,865	19,20,515	21,79,865	19,20,515
9	Perpetual Constructions Private Limited	4,83,71,990	4,83,62,640	4,83,71,990	4,83,62,640
10	Khwahish Constructions Private Limited	1,08,930	99,880	1,08,930	99,880
11	Primacy Construcions Private Limited	1,09,930	99,880	1,09,930	99,880
12	Sushobhit Constructions Private Limited	1,09,615	99,565	1,09,615	99,565
13	Carnation Realtors Private Limited	81,965	70,915	81,965	70,915
14	Iris Realtors Private Limited	91,010	81,860	91,010	81,860
15	Neptune Infracon Private Limited	4,79,86,770	2,69,22,440	4,79,86,770	2,69,22,440
16	Numerous Constructions Private Limited	74,120	65,070	74,120	65,070
17	Shivaye Constructions Private Limited	3,48,39,455	1,48,30,405	3,48,39,455	1,48,30,405
18	Swarnim Nirman Private Limited	-	64,790	-	64,790
19	Villa Constructions Private Limited	73,840	64,790	73,840	64,790
20	Aaj Constructions Private Limited	3,98,46,200	3,98,24,150	3,98,46,200	3,98,24,150
21	Artistry Construction Private Limited	34,29,768	49,22,627	49,49,827	53,97,017
22	Conviction Constructions Private Limited	12,98,221	1,12,02,102	1,75,50,262	1,54,03,734
23	Dua Constructions Private Limited	98,63,217	1,51,08,981	1,51,39,181	1,67,55,538
24	Erudite Constructions Private Limited	46,12,911	66,79,107	67,05,307	73,32,116
25	Flourish Constructions Private Limited	4,13,78,595	4,13,56,545	4,13,78,595	4,13,56,545
26	Frozen Constructions Private Limited	23,76,777	39,15,310	39,35,510	44,01,769
27	Heather Buildcon Private Limited	5,95,909	32,58,264	35,07,164	4,17,44,464
28	Placate Constructions Private Limited	87,86,584	97,74,107	97,93,007	1,03,25,163
29	Swarajya Builders Private Limited	4,17,488	3,98,588	4,17,488	3,98,588
30	Turbo Realtors Private Limited	43,83,170	59,43,731	59,63,931	64,37,065
31	Utsav Constructions Private Limited	85,25,079	1,06,67,247	1,06,92,947	1,13,43,809
32	Yojna Constructions Private Limited	2,96,04,780	2,95,83,930	2,96,04,780	2,95,83,930
33	Swabhimani Buildtech Limited	900	-	900	-
34	Omni Farms Private Limited	-	-	29,44,081	77,59,417

## NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

### 13 Equity Share Capital

#### (a) Authorised

Particulars	No. of Shares		Amount (in Rs.)	
	As at 31.03.2020	As at 31.03.2019	As at 31.03.2020	As at 31.03.2019
<b>Equity Shares of Rs. 10 each</b>				
At the beginning of the period	2,80,50,000	2,80,50,000	28,05,00,000	28,05,00,000
Add: Additions during the period*	-	-	-	-
Less: Reduction during the period	-	-	-	-
At the end of the period	2,80,50,000	2,80,50,000	28,05,00,000	28,05,00,000
<b>Preference Shares of Rs. 10 each</b>				
At the beginning of the period	1,75,00,000	1,75,00,000	17,50,00,000	17,50,00,000
Add: Additions during the period*	-	-	-	-
Less: Reduction during the period	-	-	-	-
At the end of the period	1,75,00,000	1,75,00,000	17,50,00,000	17,50,00,000
<b>Grand Total</b>	<b>4,55,50,000</b>	<b>4,55,50,000</b>	<b>45,55,00,000</b>	<b>45,55,00,000</b>

**Note:** In earlier years Authorised Share Capital was increased by 3,55,50,000, being Equity Shares increased by 1,80,50,000 and Preference Shares increased by 1,75,00,000 of Rs. 10 each pursuant to the Amalgamation of Eldeco City Limited, Halwasiya Agro Industries Limited and MAK Sales Private Limited with the Company by the Order of Hon'ble National Company Law Tribunal, Allahabad bench, Allahabad & Honble High Court of Punjab and Haryana at Chandigarh.

#### (b) Issued, Subscribed and Paid up

Particulars	No. of Shares		Amount (in Rs.)	
	As at 31.03.2020	As at 31.03.2019	As at 31.03.2020	As at 31.03.2019
<b>Equity Shares of Rs. 10 each fully paid up</b>				
At the beginning of the period	19,66,600	19,66,600	1,96,66,000	1,96,66,000
Add: Additions during the period	-	-	-	-
Less: Reduction during the period	-	-	-	-
At the end of the period	19,66,600	19,66,600	1,96,66,000	1,96,66,000
<b>Total</b>	<b>19,66,600</b>	<b>19,66,600</b>	<b>1,96,66,000</b>	<b>1,96,66,000</b>

#### (c) Details of shareholders holding more than 5% shares in the Company

Name of the Shareholder	No. of Shares		Percentage	
	As at 31.03.2020	As at 31.03.2019	As at 31.03.2020	As at 31.03.2019
Mr. Pankaj Bajaj	10,68,267	10,68,267	54.32	54.32

The aforesaid disclosure is based upon percentages computed separately for class of shares outstanding as at the balance sheet date. As per records of the Company, including its register of shareholders/members and other declarations received from shareholders regarding beneficial interest, the above shareholding represents both legal and beneficial ownerships of shares.

#### 13.1 Terms/rights attached to paid up equity shares

The Company has only one class of equity shares having a par value of Rs. 10/- each holder of equity shares is entitled to one vote per share. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

## NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

13.2 During the year ended 31<sup>st</sup> March, 2020 the Company have paid following dividend :

Amount (in Rs.)

S. No.	Nature of Dividend	Date of Declaration	Amount of Dividend	Dividend Tax Thereon
1	Final Dividend	27.09.2019	3,44,15,500	70,75,017
2	Interim Dividend	03.03.2020	3,44,15,500	70,75,017

## 14 OTHER EQUITY

Amount (in Rs.)

Particulars	As at 31.03.2020	As at 31.03.2019
<b>Capital Reserve</b>		
Balance at the beginning of the year	1,33,600	1,33,600
<b>Closing Balance</b>	<b>1,33,600</b>	<b>1,33,600</b>
<b>Security Premium</b>		
Balance at the beginning of the year	10,64,77,318	10,64,77,318
<b>Closing Balance</b>	<b>10,64,77,318</b>	<b>10,64,77,318</b>
<b>General Reserve</b>		
Balance at the beginning of the year	8,75,68,066	8,75,68,066
Addition during the year	3,00,00,000	-
<b>Closing Balance</b>	<b>11,75,68,066</b>	<b>8,75,68,066</b>
<b>Surplus in Statement of Profit &amp; Loss Account</b>		
Balance at the beginning of the year	1,42,49,77,792	1,17,99,07,880
Less: Transitional impact of adoption of IND AS 115	-	(98,98,086)
Less: Transitional impact of adoption of IND AS 116 (Net of Deferred Tax of Rs. 5,75,675) Refer Note 37	(17,11,655)	-
Less: Transferred to General Reserve	(3,00,00,000)	-
Add: Profit During the year	26,95,11,761	28,45,54,918
Less: Dividend Paid	(3,44,15,500)	(2,45,82,500)
Less: Interim Dividend Paid	(3,44,15,500)	-
Less: Tax on Dividend Paid	(1,41,50,034)	(50,04,420)
<b>Closing Balance</b>	<b>1,57,97,96,863</b>	<b>1,42,49,77,792</b>
<b>Other Comprehensive Income (OCI)</b>		
Balance at the beginning of the year	3,66,810	90,748
Addition during the year	4,84,715	2,76,062
<b>Closing Balance</b>	<b>8,51,525</b>	<b>3,66,810</b>

## 15 Other Financial Liabilities - Non Current

Amount (in Rs.)

Particulars	As at 31.03.2020	As at 31.03.2019
Security deposits received	90,46,503	1,36,34,391
<b>Total</b>	<b>90,46,503</b>	<b>1,36,34,391</b>

## NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

### 16 Other Liabilities - Non Current

Amount (in Rs.)

Particulars	As at 31.03.2020	As at 31.03.2019
Deferred Income	25,17,810	19,84,355
<b>Total</b>	<b>25,17,810</b>	<b>19,84,355</b>

### 17 Provisions-Non Current

Amount (in Rs.)

Particulars	As at 31.03.2020	As at 31.03.2019
Gratuity	52,73,469	51,14,488
Leave Encashment	12,34,167	12,24,481
<b>Total</b>	<b>65,07,636</b>	<b>63,38,969</b>

### 18 Borrowings - Current

Amount (in Rs.)

Particulars	As at 31.03.2020	As at 31.03.2019
<b>Secured</b>		
Working Capital Loan		
From Banks*	46,07,280	46,07,280
<b>Total</b>	<b>46,07,280</b>	<b>46,07,280</b>

#### Nature of Security of Working Capital & Short Term Loan from Bank :

- Residential and Commercial Land with construction of site office and surrounded by boundary wall and gate at Faizullahganj, Mohibullapur Sitapur Road, near Janakipuram flyover, Lucknow bearing khasra no. 58,59,60,& 85 measuring 15141.54 sq. mts. Land having khasra no. 703,704 & 851 ka Haiwat Mau Mawaiya, Pargana Bijnor, Ward Ibrahimpur, Raibareilly Road, Lucknow.
- Further Secured by personal guarantee of Shri Pankaj Bajaj (Chairman cum Managing Director) & Shri Shiv Kumar Garg.
- Further Secured by First Charge on Block Assets of the Company.
- In overdraft account secured against lien on bank Fixed Deposits and personal guarantee of Directors.
- MCLR 1yr (8.45% as at 01.08.18) +2.35%+1% i.e 11.80% in terms of L&A Cir no 100/2017 dated 16.11.17 for internal rating A4 and external rating unrated.

*\*Note-Includes overdraft facility of Rs. 46.07 lakhs from City Cooperative Bank Limited, against fixed deposit of Rs. 106.29 lakhs. The said Bank has discontinued its operations, however the Company has applied for repayment of fixed deposit after adjustment of the balance outstanding in the overdraft account. A writ petition is also pending in respect of the same in Hon'ble Allahabad High Court.*

### 19 Trade payables

Amount (in Rs.)

Particulars	As at 31.03.2020	As at 31.03.2019
<b>Other Trade Payables</b>		
Total outstanding dues of micro enterprises and small enterprises	-	-
Total outstanding dues of trade payables and acceptance other than above	14,72,71,870	17,22,51,170
<b>Total</b>	<b>14,72,71,870</b>	<b>17,22,51,170</b>

The Information as required to be disclosed under The Micro, Small and Medium enterprises Development Act, 2006 ("the Act") has been determined to the extent such parties have been identified by the Company on the basis of information and records available with them. This information has been relied upon by the auditors.



## NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

Particulars	As at 31.03.2020	As at 31.03.2019
a) the principal amount and the interest due thereon (to be shown separately) remaining unpaid to any supplier at the end of each accounting year:		
- Principal Amount	-	-
- Interest due	-	-
b) the amount of interest paid by the buyer in terms of section 16 of the Micro, Small and Medium Enterprises Development Act, 2006, along with the amount of the payment made to the supplier beyond the appointed date during each accounting year	-	-
c) the amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under the Micro, Small and Medium Enterprises Development Act, 2006	-	-
d) the amount of interest accrued and remaining unpaid at the end of each accounting year; and	-	-
e) the amount of further interest remaining due and payable even in the succeeding years until such date when the interest due above are actually paid to the small enterprises, for the purpose of disallowance of a deductible expenditure under section 23 of the Micro, Small and Medium Enterprises Development Act, 2006	-	-

### 20 Other Current Financial Liabilities

Amount (in Rs.)

Particulars	As at 31.03.2020	As at 31.03.2019
Book Overdraft	62,76,364	33,01,812
Security Deposit Received	2,99,47,711	2,62,51,803
Due to Directors	16,02,500	14,56,000
Due to Employees	2,25,143	40,602
Unclaimed Dividend*	34,85,794	31,44,957
<b>Total</b>	<b>4,15,37,512</b>	<b>3,41,95,173</b>

\* Appropriate amounts shall be transferred to Investor Education & Protection Fund if and when due.

### 21 Other Current Liabilities

Amount (in Rs.)

Particulars	As at 31.03.2020	As at 31.03.2019
Advance from Customers and others	1,83,90,76,287	1,71,63,10,476
Statutory Dues Payable	94,91,509	80,79,441
Deferred Income	5,67,328	17,49,931
<b>Total</b>	<b>1,84,91,35,124</b>	<b>1,72,61,39,848</b>

### 22 Short Term Provisions

Amount (in Rs.)

Particulars	As at 31.03.2020	As at 31.03.2019
Gratuity	2,65,955	7,06,291
Leave Encashment	23,442	2,28,196
<b>Total</b>	<b>2,89,397</b>	<b>9,34,487</b>

## NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

### 23 Current Tax Liabilities

Amount (in Rs.)

Particulars	As at 31.03.2020	As at 31.03.2019
Provision for Tax (Net of Prepaid Taxes)	-	1,35,01,714
<b>Total</b>	<b>-</b>	<b>1,35,01,714</b>

### 24 Revenue from Operations

Amount (in Rs.)

Particulars	For the year ended 31 <sup>st</sup> March, 2020	For the year ended 31 <sup>st</sup> March, 2019
<b>Operating Income</b>		
Income From Real Estate Projects	88,66,33,014	1,05,42,95,252
Other Operating Income	2,74,72,044	2,81,03,249
<b>Total</b>	<b>91,41,05,058</b>	<b>1,08,23,98,501</b>

The Disclosures as required by IND-AS 115 are as under:

Amount (in Rs.)

Particulars	For the year ended 31 <sup>st</sup> March, 2020	For the year ended 31 <sup>st</sup> March, 2019
<b>The Company disaggregates revenue as under:</b>		
<b>Revenue from operations (Domestic)</b>		-
Income from Real Estate Projects	88,66,33,014	1,05,42,95,252
Other Operating Income	2,74,72,044	2,81,03,249
<b>Total</b>	<b>91,41,05,058</b>	<b>1,08,23,98,501</b>

**Note:** While disclosing the aggregate amount of transaction prices yet to be recognised as revenue towards unsatisfied (or partially satisfied) performance obligations, the Company has applied the practical expedient in IND AS 115. The aggregate value of transaction price allocated to unsatisfied (or partially satisfied) performance obligations is Rs. 183,90,76,287 (Previous Year Rs. 1,71,63,10,476) which is expected to be recognised as revenue in the subsequent years, however revenue to be recognised in next one year is not ascertainable due to nature of industry in which the Company is operating.

#### Advance against unsatisfied (or partially satisfied) performance obligations

Amount (in Rs.)

Particulars	For the year ended 31 <sup>st</sup> March, 2020	For the year ended 31 <sup>st</sup> March, 2019
<b>Advances at the beginning of the year</b>	<b>1,71,63,10,476</b>	<b>1,67,88,80,256</b>
Add: Increase in advance due to implementation of IND AS 115 w.e.f 01.04.2018	-	42,78,73,949
Less: Revenue recognised during the year	91,41,05,058	1,08,23,98,501
Add: Advance received during the year from customers (Net)	1,03,68,70,870	69,19,54,772
<b>Advances at the end of the year</b>	<b>1,83,90,76,287</b>	<b>1,71,63,10,476</b>

Reconciliation of revenue recognised with the contracted price is as follows:

Amount (in Rs.)

Particulars	For the year ended 31 <sup>st</sup> March, 2020	For the year ended 31 <sup>st</sup> March, 2019
Contracted Price	93,03,53,540	1,10,05,27,744
Less: Reduction towards variable consideration components	1,62,48,482	1,81,29,243
<b>Revenue from operations as recognised</b>	<b>91,41,05,058</b>	<b>1,08,23,98,501</b>

## NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

### 25 Other Income

Amount (in Rs.)

Particulars	For the year ended 31 <sup>st</sup> March, 2020	For the year ended 31 <sup>st</sup> March, 2019
<b>Interest Income</b>		
On Bank Deposits	3,91,61,285	1,89,96,412
On Corporate Loan to Related party	87,50,000	87,50,000
Others	21,347	51,12,675
<b>Other Non - Operating Income</b>		
Rent Received (Net)	30,34,479	31,34,055
Miscellaneous Income	-	3,91,298
Profit on sale of fixed assets	1,51,344	-
Gain on Financial Assets carried through FVTPL(Net)	-	15,976
Liabilities/Provision no longer required written back	47,23,137	15,39,662
<b>Total</b>	<b>5,58,41,592</b>	<b>3,79,40,078</b>

### 26 Cost of Materials Consumed and other related Project Cost

Amount (in Rs.)

Particulars	For the year ended 31 <sup>st</sup> March, 2020	For the year ended 31 <sup>st</sup> March, 2019
<b>Inventories at the beginning of the year</b>		
Building Material and consumables	1,64,01,420	2,27,34,935
Land	18,27,94,236	18,20,94,236
	<b>19,91,95,656</b>	<b>20,48,29,170</b>
<b>Add: Incurred during the Year</b>		
Land Development and other rights	2,49,47,262	2,55,15,500
Building Material Purchases	9,51,07,335	12,57,50,133
Expenses through Contractors	24,18,10,812	25,75,92,126
Architect's Fees	38,88,986	31,86,036
Water and Electricity	1,11,82,536	1,07,43,274
Plan Approval & External Development Fees	5,38,278	8,46,07,047
Other Project Expenses	2,88,29,057	2,87,27,081
Depreciation	2,00,705	2,00,705
Cost of Finished Goods	22,20,489	16,04,908
Maintenance of Completed Projects	1,27,09,343	1,14,96,512
	<b>42,14,34,802</b>	<b>54,94,23,322</b>
<b>Less: Inventories at the end of the year</b>		
Building Materials and Consumables	1,48,61,090	1,64,01,420
Land	18,27,94,236	18,27,94,236
	<b>19,76,55,326</b>	<b>19,91,95,656</b>
<b>Cost of Material Consumed, construction &amp; other related project cost</b>	<b>42,29,75,132</b>	<b>55,50,56,836</b>

## NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

### 27 Changes in Inventories of Finished Goods and Project in Progress

Amount (in Rs.)

Particulars	For the year ended 31 <sup>st</sup> March, 2020	For the year ended 31 <sup>st</sup> March, 2019
<b>Inventories at the beginning of the year</b>		
Completed real estate projects	30,98,88,455	20,28,15,556
Projects in Progress	1,14,27,66,418	1,22,52,44,815
	<b>1,45,26,54,873</b>	<b>1,42,80,60,371</b>
<b>Inventories at the end of the year</b>		
Completed real estate projects	42,94,09,425	30,98,88,455
Project in progress	1,00,57,68,503	1,14,27,66,418
	<b>1,43,51,77,927</b>	<b>1,45,26,54,873</b>
<b>Change in Inventories of finished goods and project in Progress</b>	<b>1,74,76,946</b>	<b>(2,45,94,502)</b>

### 28 Employee Benefit Expenses

Amount (in Rs.)

Particulars	For the year ended 31 <sup>st</sup> March, 2020	For the year ended 31 <sup>st</sup> March, 2019
Salaries, Wages, Allowance and Bonus	3,55,97,882	3,39,23,419
Contribution to Provident and Other Funds	39,18,185	42,75,455
Directors's Remuneration	1,00,00,000	50,00,000
Staff Welfare Expenses	5,84,623	4,80,071
<b>Total</b>	<b>5,01,00,690</b>	<b>4,36,78,945</b>

### 29 Finance Cost

Amount (in Rs.)

Particulars	For the year ended 31 <sup>st</sup> March, 2020	For the year ended 31 <sup>st</sup> March, 2019
Interest on Secured Loans	37,277	10,16,909
Other Interest	54,54,908	1,74,60,295
Bank Charges	2,60,286	64,556
Interest on lease liabilities	26,95,111	-
<b>Total</b>	<b>84,47,583</b>	<b>1,85,41,760</b>

### 30 Depreciation

Amount (in Rs.)

Particulars	For the year ended 31 <sup>st</sup> March, 2020	For the year ended 31 <sup>st</sup> March, 2019
Depreciation	21,22,524	22,46,230
Less: Depreciation Transfer to Cost of Construction	2,00,705	2,00,705
Amortisation of Right of use asset	43,24,984	-
<b>Total</b>	<b>62,46,803</b>	<b>20,45,525</b>

## NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

### 31 Other Expenses

Amount (in Rs.)

Particulars	For the year ended 31 <sup>st</sup> March, 2020	For the year ended 31 <sup>st</sup> March, 2019
<b>Administrative Expenses</b>		
Rates and Taxes	2,57,118	16,805
Operating lease	-	55,58,400
Insurance	5,30,391	3,77,167
Auditors Remuneration	2,50,000	2,50,000
Directors Sitting Fees	2,90,000	2,10,000
Postage, Courier & Telephone	6,86,139	7,11,624
Travelling and Conveyance	15,19,164	22,39,272
Legal & Professional charges	1,40,27,171	1,56,53,966
Printing and Stationery	6,37,032	7,13,435
Repair and Maintenance Building	57,13,105	58,03,729
Repair and Maintenance Others	26,35,472	26,45,972
Water and Electricity	19,27,994	18,84,891
VAT/GST Paid	9,73,472	34,86,399
Other Expenses	6,74,970	41,35,467
Loss on Financial Assets carried through FVTPL	9,24,872	-
CSR Expenses	15,15,582	5,50,523
	<b>3,25,62,482</b>	<b>4,42,37,650</b>
<b>Selling Expenses</b>		
Advertisement and Publicity	60,09,569	58,01,935
Commission and Brokerage	3,67,64,446	3,97,33,033
Business Promotion & Discount	19,01,246	42,96,978
Branding Fee	2,74,23,152	3,23,00,266
	<b>7,20,98,412</b>	<b>8,21,32,212</b>
<b>Total</b>	<b>10,46,60,894</b>	<b>12,63,69,862</b>

### 32 Income Tax

Amount (in Rs.)

Particulars	For the year ended 31 <sup>st</sup> March, 2020	For the year ended 31 <sup>st</sup> March, 2019
<b>Tax expense comprises of :</b>		
Current Income Tax	8,64,28,641	11,56,06,522
Deferred tax	18,86,255	(12,51,187)
Tax adjustments for earlier years (net)	22,11,946	3,29,900
<b>Total</b>	<b>9,05,26,841</b>	<b>11,46,85,235</b>



## NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

The major components of Income tax expense and the reconciliation of expected tax expense based on the domestic effective tax rate of the Company at 25.168% previous year 29.120% and the reported tax expense in standalone statement of profit and loss are as follows :

Amount (in Rs.)

Particulars	For the year ended 31 <sup>st</sup> March, 2020	For the year ended 31 <sup>st</sup> March, 2019
Accounting profit before tax	36,00,38,602	39,92,40,153
Applicable tax rate	25.168%	29.120%
Computed tax expense	9,06,14,515	11,62,58,733
<b>Tax effect of :</b>		
Expenses disallowed (net)	10,87,762	(3,15,351)
Effect of expenses allowed on payment basis	(61,84,714)	(1,96,415)
Others including IND AS adjustments	9,11,077	(1,40,445)
<b>Current Tax Provision (A)</b>	<b>8,64,28,641</b>	<b>11,56,06,522</b>
Incremental of deferred tax assets on account of tangible and intangible fixed assets	(58,20,197)	76,61,121
Decremental of deferred tax assets on account of other items	26,68,615	(89,12,308)
Decremental of deferred tax assets on Branding Fees	50,37,837	-
<b>Deferred Tax Provision (B )</b>	<b>18,86,255</b>	<b>(12,51,187)</b>
Tax adjustments for earlier years (net)	22,11,946	3,29,900
<b>Tax Adjustments earlier years (C)</b>	<b>22,11,946</b>	<b>3,29,900</b>
<b>Tax expense recognised in statement of profit and loss (A+B+C)</b>	<b>9,05,26,841</b>	<b>11,46,85,235</b>

### 33 Earning Per Share (EPS)

Amount (in Rs.)

Particulars	For the year ended 31 <sup>st</sup> March, 2020	For the year ended 31 <sup>st</sup> March, 2019
<b>Basic and Diluted Earnings Per Share</b>		
Profit attributable to equity shareholders (in Rs.)	26,95,11,761	28,45,54,918
Equity shares outstanding at the year end	19,66,600	19,66,600
Nominal value per share (in Rs.)	10	10
<b>Earnings per equity share</b>		
Basic	137.04	144.69
Diluted	137.04	144.69

### 34 Payment to Auditors:

Amount (in Rs.)

Particulars	For the year ended 31 <sup>st</sup> March, 2020	For the year ended 31 <sup>st</sup> March, 2019
Audit Fee	2,50,000	2,50,000
<b>Total</b>	<b>2,50,000</b>	<b>2,50,000</b>

## NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

### 35 Contingent Liabilities

Amount (in Rs.)

Particulars	For the year ended 31 <sup>st</sup> March, 2020	For the year ended 31 <sup>st</sup> March, 2019
<b>(a) Claims against the Company not acknowledge as debt</b>		
1. Income Tax	-	5,43,003
2. VAT/Sales Tax	28,93,815	-
<b>(b) Guarantees</b>		
1. Earnest Money	1,00,000	1,00,000
2. Bank Guarantee	10,00,000	-

**36** Balances of trade receivables, trade payable, loan/advances given and other financial and non financial assets and liabilities are subject to reconciliation and confirmation from respective parties. The balance of said trade payable, loan/advances given and other financial and non financial assets and liabilities are taken as shown by the books of accounts. The ultimate outcome of such reconciliation and confirmation cannot presently be determined, therefore no provision for any liability that may result out of such reconciliation and confirmation has been made in the financial statement, the financial impact of which is unascertainable due to the reasons as above stated.

**37** The Ministry of Corporate Affairs (MCA) through Companies (Indian Accounting Standards) Amendments Rules, 2019 and Companies (Indian Accounting Standards) Second Amendment Rules has notified IND AS 116 'Lease' which replaces existing lease Standard IND AS 17 leases and other interpretations. IND AS 116 sets out the principles for recognition, measurement, presentation and disclosure of leases for both lessee and lessor. It introduces a single lease accounting model for lessees. The Company has adopted IND AS 116 effective annual reporting period beginning April 1, 2019 and applied the Standard to its leases retrospectively with the cumulative effect of initially applying the standard, recognized on the date of initial application (April 1, 2019). Accordingly, the Company has not restated comparative information, instead, the cumulative effect of initially applying this standard has been recognized as an adjustment to opening balance of retained earnings as on April 1, 2019.

On transition date i.e. April 1, 2019 the Company has recognized a lease liability measured at the present value of remaining lease payments. The right of use assets is recognized at its carrying amount as if the standard had been applied since the commencement of the lease but discounted using lessee's incremental borrowing rate.

Accordingly, right of use asset of Rs. 331.58 lakhs and a corresponding lease liability of Rs. 354.46 lakhs has been recognized. The cumulative effect on transition adjusted in retained earning as on April 1, 2019 amounted to Rs. 17.12 lakhs (net of deferred tax of Rs. 5.76 lakhs). The lease payments including interest have been disclosed under cash flow from financing activities. The weighted average incremental borrowing rate of 8% has been applied to lease liabilities recognized in balance sheet at the date of initial application.

On application of IND AS 116, the nature of expense has changed from lease rent in previous periods to depreciation cost for right to use asset and finance cost for interest accrued on lease liability.

The details of right of use asset held by the Company is as follows :

The following is break up of current and non-current lease liabilities as at 31<sup>st</sup> March, 2020.

Amount (in Rs.)

Particulars	As at 31 March, 2020
Current lease liabilities	32,89,329
Non-current lease liabilities	2,92,92,925
<b>Total</b>	<b>3,25,82,253</b>

The following is movement in lease liabilities during the year ended 31<sup>st</sup> March, 2020

Particulars	Year ended 31.03.2020
Balance at the beginning of the year 1 <sup>st</sup> April, 2019	3,54,45,542
Addition during the year	-
Finance cost accrued during the year	26,95,111
Payment of lease liabilities (including interest)	55,58,400
<b>Balance at the end of the year 31<sup>st</sup> March, 2020</b>	<b>3,25,82,253</b>

## NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

Particulars	Net Carrying Amount as at 31 <sup>st</sup> March 2020
Building	2,88,33,227

Depreciation on right of use asset is Rs. 43.25 lakhs and interest on lease liability for year ended 31<sup>st</sup> March, 2020 is Rs. 26.95 lakhs.

Lease Contacts entered by the Company majority pertains to building taken on lease to conduct the business activities in ordinary course.

### Impact of COVID-19

The lease that the company has entered with lessors towards properties used as corporate office/offices are long term in nature and no changes in terms of those leases are expected due to COVID-19.

The Company do not foresee liquidity risk with regard to its lease liabilities as the current assets are sufficient to meet the obligation related to lease liabilities as and when they fall due.

## 38 Defined Benefit Plan- Gratuity

### 1 Actuarial Assumptions

#### a) Economic Assumptions

The principal assumptions are the discount rate & salary growth rate. The discount rate is generally based upon the market yields available on Government bonds at the accounting date relevant to currency of benefit payments for a term that matches the liabilities. Salary growth rate is Company's long term best estimate as to salary increases & takes account of inflation, seniority, promotion, business plan, HR policy and other relevant factors on long term basis as provided in relevant accounting standard. These valuation assumptions are as follows:

Particulars	31.03.2020	31.03.2019
i) Discounting Rate	7.75	7.75
ii) Future salary Increase	5	5

#### b) Demographic Assumption

Attrition rates are the Company's best estimate of employee turnover in future determined considering factors such as nature of business & industry, retention policy, demand & supply in employment market, standing of the Company, business plan, HR Policy etc as provided in the relevant accounting standard. Attrition rates as given below:

Particulars	31.03.2020	31.03.2019
i) Retirement Age (Years)	60	60
ii) Mortality rates inclusive of provision for disability	IALM (2006 - 08) ULTIMATE	
iii) Attrition at Ages	Withdrawal Rate (%)	Withdrawal Rate (%)
Up to 30 Years	5.00	5.00
From 31 to 44 years	3.00	3.00
Above 44 years	2.00	2.00

### 2 Scale of Benefits

a)	Salary for calculation of gratuity	Last drawn qualifying salary.
b)	Vesting Period	5 years of service.
c)	Benefit on normal retirement	15/26 * Salary * Past Service (yr)
d)	Benefit on early retirement / withdrawal / resignation	Same as normal retirement benefit based on service upto the date of exit.
e)	Benefit on death in service	Same as normal retirement benefit based on service upto the date of death & no vesting conditions apply.
f)	Limit	20.00 Lakhs.

## NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

### 2.1 (a): Table Showing Changes in Present Value of Obligations:

Amount (in Rs.)

Period	From 01.04.2019 to 31.03.2020	From 01.04.2018 to 31.03.2019
Present value of the obligation at the beginning of the period	86,19,344	89,55,461
Interest cost	6,03,354	6,94,048
Current service cost	6,52,124	6,46,779
Past Service Cost	-	-
Benefits paid (if any)	(19,82,076)	(20,66,422)
Actuarial (gain)/loss	6,47,737	3,89,478
Present value of the obligation at the end of the period	85,40,483	86,19,344

### 2.1 (b): Bifurcation of total Actuarial (gain) / loss on liabilities

Amount (in Rs.)

Period	From 01.04.2019 to 31.03.2020	From 01.04.2018 to 31.03.2019
Actuarial gain / losses from changes in Demographics assumptions (mortality)	Not Applicable	Not Applicable
Actuarial (gain)/ losses from changes in financial assumptions	24,78,811	20,66,422
Experience Adjustment (gain)/ loss for Plan liabilities	(18,31,074)	(16,76,944)
Total amount recognized in other comprehensive Income	6,47,737	3,89,478

### 2.2: Key results (The amount to be recognized in the Balance Sheet):

Amount (in Rs.)

Period	As at 31.03.2020	As at 31.03.2019
Present value of the obligation at the end of the period	85,40,483	86,19,344
Fair value of plan assets at end of period	30,01,059	27,89,565
Net liability/(asset) recognized in Balance Sheet and related analysis	55,39,424	58,20,779
Funded Status	(55,39,424)	(58,20,779)

### 2.3 (a): Expense recognized in the statement of Profit and Loss:

Amount (in Rs.)

Period	From 01.04.2019 to 31.03.2020	From 01.04.2018 to 31.03.2019
Interest cost	6,03,354	6,94,048
Current service cost	6,52,124	6,46,779
Past Service Cost	-	-
Expected return on plan asset	(1,95,900)	(2,01,196)
Expenses to be recognized in P&L	10,59,578	11,39,631

### 2.3 (b): Other comprehensive (income) / expenses (Remeasurement)

Amount (in Rs.)

Period	From 01.04.2019 to 31.03.2020	From 01.04.2018 to 31.03.2019
Cumulative unrecognized actuarial (gain)/loss opening B/F	(3,16,753)	(7,04,933)
Actuarial (gain)/loss - obligation	6,47,737	3,89,478
Actuarial (gain)/loss - plan assets	(6,594)	(1,298)
Total Actuarial (gain)/loss	6,41,143	3,88,180
Cumulative unrecognized actuarial (gain)/loss C/F	3,24,390	(3,16,753)

## NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

### 2.4: Table showing changes in the Fair Value of Planned Assets:

Amount (in Rs.)

Period	From 01.04.2019 to 31.03.2020	From 01.04.2018 to 31.03.2019
Fair value of plan assets at the beginning of the period	27,98,565	25,96,071
Expected return on plan assets	1,95,900	2,01,196
Contributions	-	-
Benefits paid	-	-
Actuarial gain/(loss) on plan assets	6,594	1,298
Fair Value of Plan Asset at the end of the Period	30,01,059	27,98,565

### 2.5: Table showing Fair Value of Planned Assets:

Amount (in Rs.)

Period	From 01.04.2019 to 31.03.2020	From 01.04.2018 to 31.03.2019
Fair value of plan assets at the beginning of the period	28,98,565	26,96,071
Actual return on plan assets	2,02,494	2,02,494
Contributions	-	-
Benefits paid	-	-
Fair value of plan assets at the end of the period	31,01,059	28,98,565

### 2.6: Actuarial (Gain)/Loss on Planned Assets:

Amount (in Rs.)

Period	From 01.04.2019 to 31.03.2020	From 01.04.2018 to 31.03.2019
Actual return on plan assets	2,02,494	2,02,494
Expected return on plan assets	1,95,900	2,01,196
Actuarial gain/ (Loss)	6,594	1,298

### 2.7: Experience adjustment:

Amount (in Rs.)

Period	From 01.04.2019 to 31.03.2020	From 01.04.2018 to 31.03.2019
Experience Adjustment (Gain )/loss for Plan liabilities	(18,31,074)	(16,76,944)
Experience Adjustment Gain/(loss) for Plan assets	6,594	1,299

### 3.1: Summary of membership data at the date of valuation and statistics based thereon:

Amount (in Rs.)

Period	From 01.04.2019 to 31.03.2020	From 01.04.2018 to 31.03.2019
Number of employees	42	46
Total monthly salary	14,33,000	14,76,000
Average Past Service (Years)	12.3	12.1
Average Future Service (Years)	15.4	15.9
Average Age (Years)	44.6	44.1
Weighted average duration (based on discounted cash flows) in years	9	9
Average monthly salary	34,119	32,087



## NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

### 3.2: The assumptions employed for the calculations are tabulated:

Period	From 01.04.2019 to 31.03.2020	From 01.04.2018 to 31.03.2019
Discount rate	7.00 % per annum	7.75 % per annum
Salary Growth Rate	5.00 % per annum	5.00 % per annum
Mortality	IALM 2012-2014	IALM 2006-08 Ultimate
Expected rate of return	7.00% per annum	7.75% per annum
Withdrawal rate (Per Annum)	5.00% p.a. (18 to 30 Years)	5.00% p.a. (18 to 30 Years)
Withdrawal rate (Per Annum)	3.00% p.a. (31 to 44 Years)	3.00% p.a. (31 to 44 Years)
Withdrawal rate (Per Annum)	2.00% p.a. (45 to 60 Years)	2.00% p.a. (45 to 60 Years)

### 3.3: Benefits valued:

Period	From 01.04.2019 to 31.03.2020	From 01.04.2018 to 31.03.2019
Normal Retirement Age	60 Years	60 Years
Salary	Last drawn qualifying salary	Last drawn qualifying salary
Vesting Period	5 Years of service	5 Years of service
Benefits on Normal Retirement	15/26 * Salary * Past Service (yr)	15/26 * Salary * Past Service (yr)
Benefit on early exit due to death and disability	As above except that no vesting conditions apply	As above except that no vesting conditions apply
Limit	20,00,000	20,00,000

### 3.4: Current Liability (\*Expected payout in next year as per schedule III of the Companies Act, 2013) : Amount (in Rs.)

Period	As at 31.03.2020	As at 31.03.2019
Current Liability (Short Term)*	2,65,955	7,06,291
Non Current Liability (Long Term)	52,73,469	51,14,488
<b>Total Liability</b>	<b>55,39,424</b>	<b>58,20,779</b>

### 3.5: Effect of plan on entity's future cash flows

#### 3.5 (a): Funding arrangements and funding policy

The Company has purchased an insurance policy to provide for payment of gratuity to the employees. Every year, the insurance company carries out a funding valuation based on the latest employee data provided by the Company. Any deficit in the assets arising as results of such valuation is funded by the Company.

#### 3.5 (b): Expected contribution during the next annual reporting period Amount (in Rs.)

Period	As at 31.03.2020	As at 31.03.2019
The Company's best estimate of Contribution during the next year	8,14,586	8,42,198

#### 3.5 (c): Maturity profile of defined benefit obligation

Period	As at 31.03.2020	As at 31.03.2019
Weighted average duration (based on discounted cash flows) in years	9	9

NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

## 3.5 (d): Estimate of expected benefit payments (In absolute terms i.e. undiscounted)

Amount (in Rs.)

01 Apr, 2020 to 31 Mar, 2021	2,65,955
01 Apr, 2021 to 31 Mar, 2022	1,49,115
01 Apr, 2022 to 31 Mar, 2023	6,45,739
01 Apr, 2023 to 31 Mar, 2024	10,43,656
01 Apr, 2024 to 31 Mar, 2025	1,08,315
01 Apr, 2025 Onwards	63,27,703

## 3.6: Projection for next period:

Amount (in Rs.)

Best estimate for contribution during next Period	8,14,586
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**3.7: Sensitivity Analysis:** Significant actuarial assumptions for the determination of the defined benefit obligation are discount rate and expected salary increase rate. Effect of change in mortality rate is negligible. Please note that the sensitivity analysis presented below may not be representative of the actual change in the defined benefit obligation as it is unlikely that the change in assumption would occur in isolation of one another as some of the assumptions may be correlated. The results of sensitivity analysis are given below:

Period	As On : 31.03.2020
Defined Benefit Obligation (Base)	85,40,483 @ Salary Increase Rate : 5%, and discount rate :7.00%
Liability with x% increase in Discount Rate	79,17,111; x=1.00% [Change (7)% ]
Liability with x% decrease in Discount Rate	92,42,700; x=1.00% [Change 8% ]
Liability with x% increase in Salary Growth Rate	92,49,582; x=1.00% [Change 8% ]
Liability with x% decrease in Salary Growth Rate	79,00,411; x=1.00% [Change (7)% ]
Liability with x% increase in Withdrawal Rate	86,16,142; x=1.00% [Change 1% ]
Liability with x% decrease in Withdrawal Rate	84,57,472; x=1.00% [Change (1)% ]

## Description of Risk Exposures:

Valuations are based on certain assumptions, which are dynamic in nature and vary over time. As such Company is exposed to various risks as follows -

- A) **Salary Increase-** Actual salary increase will increase the Plan's liability. Increase in salary increase rate assumption in future valuations will also increase the liability.
- B) **Investment Risk -** If plan is funded then assets liabilities mismatch & actual investment return on assets lower than the discount rate assumed at the last valuation date can impact the liability.
- C) **Discount Rate -** Reduction in discount rate in subsequent valuations can increase the plan's liability.
- D) **Mortality & disability -** Actual deaths & disability cases proving lower or higher than assumed in the valuation can impact the liabilities.
- E) **Withdrawals -** Actual withdrawals proving higher or lower than assumed withdrawals and change of withdrawal rates at subsequent valuations can impact Plan's liability.

## Leave encashment ( Unfunded)

The valuation of Leave Encashment has been done on the basis of actuarial valuation on projected unit ( PUC) method and is provided in the financial statement and does not require disclosure as mentioned in Para 158 of IND AS 19. Provision of leave encashment as per actuarial is less than the liability provided in books of accounts, hence the management has made the provision for leave encashment on accrual basis.

## Defined Contribution Plan

**Provident Fund -** The Company contributes Provident Fund ( Employer as well as Employee Share) to Provident Fund Commissioner (U.P) and Employers Contribution to such fund is charged to Statement of Profit and Loss. The Provident fund contribution charged to Statement of Profit and Loss for the year ended 31.03.2020 amounted to Rs. 20,69,612/- (Previous Year Rs. 22,56,818/-)

## NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

### 39. RELATED PARTY DISCLOSURES:

Details of disclosure as required by Indian Accounting standard (IND AS) 24 on Related Party Disclosures” are as under:

#### A. Names of related parties and description of relationship:

##### 1. Entities over which key managerial personnel or their relatives exercises significant influence

- 1 Eldeco Infrastructure & Properties Limited
- 2 Eldeco Townships & Housing Limited
- 3 Eldeco Jalandhar Properties Private Limited
- 4 Eldeco County Limited
- 5 Ecoeski Developers Private Limited
- 6 Eldeco SIDCUL Industrial Park Limited
- 7 Indimedics Healthcare Private Limited
- 8 Mannat Homes Private Limited
- 9 Pankaj Bajaj (HUF)
- 10 Surya Season Foods Private Limited
- 11 Shrikant Jajodia (HUF)

##### 2. Wholly Owned Subsidiary Companies

- 1 Garv Constructions Private Limited
- 2 Samarpit Constructions Private Limited
- 3 Sunijoyit Constructions Private Limited
- 4 Sushobhit Constructions Private Limited
- 5 Primacy Constructions Private Limited
- 6 Perpetual Constructions Private Limited
- 7 Khwahish Constructions Private Limited
- 8 Fixity Constructions Private Limited
- 9 Facility Constructions Private Limited
- 10 Deepjyoti Constructions Private Limited
- 11 Shivaye Constructions Private Limited
- 12 Swarg Constructions Private Limited
- 13 Carnation Realtors Private Limited
- 14 Iris Realtors Private Limited
- 15 Neo Realtors Private Limited
- 16 Neptune Infracon Private Limited
- 17 Numerous Constructions Private Limited
- 18 Swabhimani Buildtech Limited\*
- 19 Villa Constructions Private Limited
- 20 Aaj Constructions Private Limited
- 21 Flourish Constructions Private Limited
- 22 Yojna Constructions Private Limited
- 23 Artistry Construction Private Limited
- 24 Erudite Constructions Private Limited
- 25 Frozen Constructions Private Limited
- 26 Heather Buildcon Private Limited
- 27 Placate Constructions Private Limited
- 28 Swarajya Builders Private Limited
- 29 Dua Constructions Private Limited
- 30 Utsav Constructions Private Limited
- 31 Conviction Constructions Private Limited
- 32 Turbo Realtors Private Limited
- 33 Swarnim Nirman Private Limited\*\*
- 34 Omni Farms Private Limited\*\*\*

\* Become Wholly Owned Subsidiary Company w.e.f. 04<sup>th</sup> December, 2019.

\*\* Ceased to be Wholly Owned Subsidiary Company w.e.f. 14<sup>th</sup> March, 2020.

\*\*\* During the year Company has acquired 850 equity shares ( being 17% of the total equity share capital) of Omni Farms Private Limited in which the Company was already holding 4150 equity shares (being 83% of total equity shares of Omni Farms Private Limited). Consequent upon acquisition, Omni Farms Pvt. Ltd. has become a wholly owned subsidiary w.e.f. 26<sup>th</sup> December, 2019.

##### 4. Key Management Personnel

- |   |                      |                                |
|---|----------------------|--------------------------------|
| 1 | Mr. Pankaj Bajaj     | Chairman cum Managing Director |
| 2 | Mr. Shrikant Jajodia | Director                       |
| 3 | Mr. Ashish Jain      | Independent Director           |
| 4 | Mr. Ranjit Khattar   | Independent Director           |
| 5 | Mr. Anil Tiwari      | Independent Director           |
| 6 | Mrs. Rupali Chopra   | Independent Director           |

## NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

- 7 Mr. Sushil Dutt Mishra Chief Financial Officer  
8 Ms. Chandni Vij Company Secretary

### 5. Relatives of Key Management Personnel

- 1 Mrs. Asha Bajaj Mother of Mr. Pankaj Bajaj  
2 Mrs. Varija Bajaj Sister of Mr. Pankaj Bajaj

B. The following transactions were carried out with the related parties in the ordinary course of business:

Amount (in Rs.)

Transactions	Key Management Personnel	Wholly Owned Subsidiary Companies	Other Subsidiary Companies	Entities over which key managerial personnel or their relatives exercises significant influence	Relatives of Key Management Personnel	Total
<b>Remuneration</b>						
<b>Mr. Pankaj Bajaj</b>						
For the year ended 2020	1,00,00,000					1,00,00,000
For the year ended 2019	50,00,000					50,00,000
<b>Salary Paid</b>						
<b>Mr. Sushil Dutt Mishra</b>						
For the year ended 2020	16,82,800					16,82,800
For the year ended 2019	16,82,800					16,82,800
<b>Ms. Chandni Vij</b>						
For the year ended 2020	4,30,057					4,30,057
For the year ended 2019	4,19,549					4,19,549
<b>Rent Paid</b>						
<b>Mrs. Asha Bajaj</b>						
For the year ended 2020					55,58,400	55,58,400
For the year ended 2019					55,58,400	55,58,400
<b>Dividend Paid</b>						
<b>Mr. Pankaj Bajaj</b>						
For the year ended 2020	3,73,89,345					3,73,89,345
For the year ended 2019	1,33,53,338					1,33,53,338
<b>Eldeco Infrastructure &amp; Properties Limited</b>						
For the year ended 2020				3,50,000		3,50,000
For the year ended 2019				1,25,000		1,25,000
<b>Sitting Fees</b>						
<b>Mr. Shrikant Jajodia</b>						
For the year ended 2020	70,000					70,000
For the year ended 2019	40,000					40,000
<b>Mr. Ashish Jain</b>						
For the year ended 2020	50,000					50,000
For the year ended 2019	30,000					30,000
<b>Mr. Ranjit Khattar</b>						
For the year ended 2020	70,000					70,000
For the year ended 2019	50,000					50,000
<b>Mr. Anil Tiwari</b>						
For the year ended 2020	60,000					60,000
For the year ended 2019	50,000					50,000

## NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

Transactions	Key Management Personnel	Wholly Owned Subsidiary Companies	Other Subsidiary Companies	Entities over which key managerial personnel or their relatives exercises significant influence	Relatives of Key Management Personnel	Total
<b>Mr. Rahul Agarwal</b>						
For the year ended 2020	-					-
For the year ended 2019	10,000					10,000
<b>Ms. Rupali Chopra</b>						
For the year ended 2020	40,000					40,000
For the year ended 2019	30,000					30,000
<b>Advance for Expenses</b>						
<b>Surya Season Foods Private Limited</b>						
For the year ended 2020				1,17,478		1,17,478
For the year ended 2019				40,821		40,821
<b>Carnation Realtors Private Limited</b>						
For the year ended 2020		11,050				11,050
For the year ended 2019		7,650				7,650
<b>Deepjyoti Constructions Pvt Ltd</b>						
For the year ended 2020		10,650				10,650
For the year ended 2019		8,000				8,000
<b>Facility Constructions Pvt Ltd</b>						
For the year ended 2020		9,050				9,050
For the year ended 2019		7,300				7,300
<b>Fixity Constructions Pvt Ltd</b>						
For the year ended 2020		9,350				9,350
For the year ended 2019		2,27,620				2,27,620
<b>Perpetual Constructions Pvt Ltd</b>						
For the year ended 2020		9,350				9,350
For the year ended 2019		85,250				85,250
<b>Primacy Constructions Pvt Ltd</b>						
For the year ended 2020		10,050				10,050
For the year ended 2019		7,300				7,300
<b>Sushobhit Constructions Pvt Ltd</b>						
For the year ended 2020		10,050				10,050
For the year ended 2019		7,300				7,300
<b>Khwahish Constructions Pvt Ltd</b>						
For the year ended 2020		9,050				9,050
For the year ended 2019		7,300				7,300
<b>Garv Constructions Private Limited</b>						
For the year ended 2020		9,750				9,750
For the year ended 2019		7,300				7,300
<b>Samarpit Constructions Private limited</b>						
For the year ended 2020		10,050				10,050
For the year ended 2019		7,300				7,300



## NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

Transactions	Key Management Personnel	Wholly Owned Subsidiary Companies	Other Subsidiary Companies	Entities over which key managerial personnel or their relatives exercises significant influence	Relatives of Key Management Personnel	Total
<b>Suniyojit Constructions Private limited</b>						
For the year ended 2020		8,750				8,750
For the year ended 2019		7,300				7,300
<b>Swarg Constructions Private Limited</b>						
For the year ended 2020		9,050				9,050
For the year ended 2019		1,52,850				1,52,850
<b>Shivaye Constructions Private Limited</b>						
For the year ended 2020		9,050				9,050
For the year ended 2019		8,350				8,350
<b>Iris Realtors Private Limited</b>						
For the year ended 2020		9,150				9,150
For the year ended 2019		7,650				7,650
<b>Neptune Infracon Private Limited</b>						
For the year ended 2020		8,750				8,750
For the year ended 2019		57,650				57,650
<b>Numerous Constructions Private Limited</b>						
For the year ended 2020		9,050				9,050
For the year ended 2019		7,650				7,650
<b>Villa Constructions Private Limited</b>						
For the year ended 2020		9,050				9,050
For the year ended 2019		8,000				8,000
<b>Neo Realtors Private Limited</b>						
For the year ended 2020		11,050				11,050
For the year ended 2019		7,650				7,650
<b>Aaj Constructions Private limited</b>						
For the year ended 2020		22,050				22,050
For the year ended 2019		18,750				18,750
<b>Flourish Constructions Private Limited</b>						
For the year ended 2020		22,050				22,050
For the year ended 2019		18,750				18,750
<b>Yojna Constructions Private Limited</b>						
For the year ended 2020		20,850				20,850
For the year ended 2019		18,750				18,750
<b>Artistry Construction Private Limited</b>						
For the year ended 2020		27,200				27,200
For the year ended 2019		25,520				25,520
<b>Erudite Constructions Private Limited</b>						
For the year ended 2020		26,200				26,200
For the year ended 2019		25,520				25,520

## NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

Transactions	Key Management Personnel	Wholly Owned Subsidiary Companies	Other Subsidiary Companies	Entities over which key managerial personnel or their relatives exercises significant influence	Relatives of Key Management Personnel	Total
<b>Frozen Constructions Private Limited</b>						
For the year ended 2020		20,200				20,200
For the year ended 2019		29,420				29,420
<b>Heather Buildcon Private Limited</b>						
For the year ended 2020		2,48,900				2,48,900
For the year ended 2019		2,89,670				2,89,670
<b>Placate Constructions Private Limited</b>						
For the year ended 2020		18,900				18,900
For the year ended 2019		29,420				29,420
<b>Swarajya Builders Private Limited</b>						
For the year ended 2020		18,900				18,900
For the year ended 2019		25,520				25,520
<b>Dua Constructions Private Limited</b>						
For the year ended 2020		30,200				30,200
For the year ended 2019		25,520				25,520
<b>Utsav Constructions Private Limited</b>						
For the year ended 2020		25,700				25,700
For the year ended 2019		25,520				25,520
<b>Conviction Constructions Private Limited</b>						
For the year ended 2020		93,500				93,500
For the year ended 2019		43,220				43,220
<b>Turbo Realtors Private Limited</b>						
For the year ended 2020		20,200				20,200
For the year ended 2019		29,420				29,420
<b>Omni Farms Private Limited</b>						
For the year ended 2020		-				-
For the year ended 2019			31,13,772			31,13,772
<b>Advance paid Against Land/Land Development</b>						
<b>Fixity Constructions Pvt Ltd</b>						
For the year ended 2020		2,50,500				2,50,500
For the year ended 2019		16,00,000				16,00,000
<b>Perpetual Constructions Pvt Ltd</b>						
For the year ended 2020		-				-
For the year ended 2019		85,25,000				85,25,000
<b>Swarg Constructions Pvt Ltd</b>						
For the year ended 2020		1,10,95,726				1,10,95,726
For the year ended 2019		32,08,600				32,08,600
<b>Neptune Infracon Private Limited</b>						
For the year ended 2020		2,10,55,580				2,10,55,580

## NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

Transactions	Key Management Personnel	Wholly Owned Subsidiary Companies	Other Subsidiary Companies	Entities over which key managerial personnel or their relatives exercises significant influence	Relatives of Key Management Personnel	Total
For the year ended 2019		1,52,08,000				1,52,08,000
<b>Shivage Constructions Private Limited</b>						
For the year ended 2020		2,00,00,000				2,00,00,000
For the year ended 2019		56,26,155				56,26,155
<b>Suniyojit Constructions Private Limited</b>						
For the year ended 2020						
For the year ended 2019						
<b>Heather Buildcon Private Limited</b>						
For the year ended 2020						
For the year ended 2019		3,58,55,580				3,58,55,580
<b>Advance Received Back Against Land</b>						
<b>Swarg Constructions Private Limited</b>						
For the year ended 2020		1,10,95,726				1,10,95,726
For the year ended 2019		50,00,000				50,00,000
<b>Project Management Fees received</b>						
<b>Omni Farms Private Limited</b>						
For the year ended 2020		1,01,37,050				1,01,37,050
For the year ended 2019			1,28,87,560			1,28,87,560
<b>Branding Fees Paid</b>						
<b>Eldeco Infrastructure &amp; Properties Limited</b>						
For the year ended 2020				2,74,23,152		2,74,23,152
For the year ended 2019				3,23,00,266		3,23,00,266
<b>Recovery of Taxes/Expenses(Net)</b>						
<b>Omni Farms Private Limited</b>						
For the year ended 2020		3,67,03,920				3,67,03,920
For the year ended 2019						
<b>Interest Received On Unsecured Loan</b>						
<b>Eldeco Infrastructure &amp; Properties Limited</b>						
For the year ended 2020				87,50,000		87,50,000
For the year ended 2019				87,50,000		87,50,000
<b>Balances Outstanding as at 31.03.2020</b>						
<b>Unsecured Loan given</b>						
<b>Eldeco Infrastructure &amp; Properties Limited</b>						
For the year ended 2020				14,78,86,137		14,78,86,137
For the year ended 2019				14,00,11,137		14,00,11,137

## NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

Transactions	Key Management Personnel	Wholly Owned Subsidiary Companies	Other Subsidiary Companies	Entities over which key managerial personnel or their relatives exercises significant influence	Relatives of Key Management Personnel	Total
<b>Trade Payables</b>						
<b>Mr. Pankaj Bajaj</b>						
For the year ended 2020	16,02,500					16,02,500
For the year ended 2019	14,56,000					14,56,000
<b>Surya Season Foods Private Limited</b>						
For the year ended 2020				88,25,791		88,25,791
For the year ended 2019				89,43,269		89,43,269
<b>Mrs. Asha Bajaj</b>						
For the year ended 2020					5,00,256	5,00,256
For the year ended 2019					1,17,254	1,17,254
<b>Trade Receivables</b>						
<b>Garv Constructions Private Limited</b>						
For the year ended 2020		3,01,275				3,01,275
For the year ended 2019		2,91,525				2,91,525
<b>Neo Realtors Private Limited</b>						
For the year ended 2020		1,31,06,965				1,31,06,965
For the year ended 2019		1,30,95,915				1,30,95,915
<b>Samarpit Constructions Private Limited</b>						
For the year ended 2020		2,89,86,461				2,89,86,461
For the year ended 2019		2,89,76,411				2,89,76,411
<b>Suniyojit Constructions Private Limited</b>						
For the year ended 2020		1,45,35,998				1,45,35,998
For the year ended 2019		1,45,27,248				1,45,27,248
<b>Swarg Constructions Private Limited</b>						
For the year ended 2020		4,05,20,226				4,05,20,226
For the year ended 2019		2,94,69,740				2,94,69,740
<b>Deepjyoti Constructions Private Limited</b>						
For the year ended 2020		89,74,398				89,74,398
For the year ended 2019		1,00,895				1,00,895
<b>Facility Constructions Private Limited</b>						
For the year ended 2020		1,08,615				1,08,615
For the year ended 2019		99,565				99,565
<b>Fixity Constructions Private Limited</b>						
For the year ended 2020		21,79,865				21,79,865
For the year ended 2019		19,20,515				19,20,515
<b>Perpetual Constructions Private Limited</b>						
For the year ended 2020		4,83,71,990				4,83,71,990
For the year ended 2019		4,83,62,640				4,83,62,640

## NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

Transactions	Key Management Personnel	Wholly Owned Subsidiary Companies	Other Subsidiary Companies	Entities over which key managerial personnel or their relatives exercises significant influence	Relatives of Key Management Personnel	Total
<b>Primacy Constructions Private Limited</b>						
For the year ended 2020		1,09,930				1,09,930
For the year ended 2019		99,880				99,880
<b>Sushobhit Constructions Private Limited</b>						
For the year ended 2020		1,09,615				1,09,615
For the year ended 2019		99,565				99,565
<b>Khwahish Constructions Private Limited</b>						
For the year ended 2020		1,08,930				1,08,930
For the year ended 2019		99,880				99,880
<b>Shivaye Constructions Private Limited</b>						
For the year ended 2020		3,48,39,455				3,48,39,455
For the year ended 2019		1,48,30,405				1,48,30,405
<b>Iris Realtors Private Limited</b>						
For the year ended 2020		91,010				91,010
For the year ended 2019		81,860				81,860
<b>Neptune Infracon Private Limited</b>						
For the year ended 2020		4,79,86,770				4,79,86,770
For the year ended 2019		2,69,22,440				2,69,22,440
<b>Numerous Constructions Private Limited</b>						
For the year ended 2020		74,120				74,120
For the year ended 2019		65,070				65,070
<b>Swarnim Nirman Private Limited</b>						
For the year ended 2020		-				-
For the year ended 2019		64,790				64,790
<b>Villa Constructions Private Limited</b>						
For the year ended 2020		73,840				73,840
For the year ended 2019		64,790				64,790
<b>Carnation Realtors Private Limited</b>						
For the year ended 2020		81,965				81,965
For the year ended 2019		70,915				70,915
<b>Artistry Construction Private Limited</b>						
For the year ended 2020		34,29,768				34,29,768
For the year ended 2019		49,22,627				49,22,627
<b>Erudite Constructions Private Limited</b>						
For the year ended 2020		46,12,911				46,12,911
For the year ended 2019		66,79,107				66,79,107
<b>Frozen Constructions Private Limited</b>						



## NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

Transactions	Key Management Personnel	Wholly Owned Subsidiary Companies	Other Subsidiary Companies	Entities over which key managerial personnel or their relatives exercises significant influence	Relatives of Key Management Personnel	Total
For the year ended 2020		23,76,777				23,76,777
For the year ended 2019		39,15,310				39,15,310
<b>Heather Buildcon Private Limited</b>						
For the year ended 2020		5,95,909				5,95,909
For the year ended 2019		32,58,264				32,58,264
<b>Placate Constructions Private Limited</b>						
For the year ended 2020		87,86,584				87,86,584
For the year ended 2019		97,74,107				97,74,107
<b>Swarajya Builders Private Limited</b>						
For the year ended 2020		4,17,488				4,17,488
For the year ended 2019		3,98,588				3,98,588
<b>Dua Constructions Private Limited</b>						
For the year ended 2020		98,63,217				98,63,217
For the year ended 2019		1,51,08,981				1,51,08,981
<b>Utsav Constructions Private Limited</b>						
For the year ended 2020		85,25,079				85,25,079
For the year ended 2019		1,06,67,247				1,06,67,247
<b>Conviction Constructions Private Limited</b>						
For the year ended 2020		12,98,221				12,98,221
For the year ended 2019		1,12,02,102				1,12,02,102
<b>Turbo Realtors Private Limited</b>						
For the year ended 2020		43,83,170				43,83,170
For the year ended 2019		59,43,731				59,43,731
<b>Aaj Constructions Private Limited</b>						
For the year ended 2020		3,98,46,200				3,98,46,200
For the year ended 2019		3,98,24,150				3,98,24,150
<b>Yojna Constructions Private Limited</b>						
For the year ended 2020		2,96,04,780				2,96,04,780
For the year ended 2019		2,95,83,930				2,95,83,930
<b>Flourish Constructions Private Limited</b>						
For the year ended 2020		4,13,78,595				4,13,78,595
For the year ended 2019		4,13,56,545				4,13,56,545
<b>Swabhiman Buildtech Limited</b>						
For the year ended 2020		900				900
For the year ended 2019		-				-
<b>Investments</b>						
<b>Omni Farms Private Limited</b>						
For the year ended 2020		17,00,14,360	-			17,00,14,360
For the year ended 2019		-	10,40,14,360			10,40,14,360

## NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

Transactions	Key Management Personnel	Wholly Owned Subsidiary Companies	Other Subsidiary Companies	Entities over which key managerial personnel or their relatives exercises significant influence	Relatives of Key Management Personnel	Total
<b>Garv Constructions Private Limited</b>						
For the year ended 2020		1,00,000				1,00,000
For the year ended 2019		1,00,000				1,00,000
<b>Aaj Constructions Private Limited</b>						
For the year ended 2020		1,00,000				1,00,000
For the year ended 2019		1,00,000				1,00,000
<b>Samarpit Constructions Private Limited</b>						
For the year ended 2020		1,00,000				1,00,000
For the year ended 2019		1,00,000				1,00,000
<b>Suniyojit Constructions Private Limited</b>						
For the year ended 2020		1,00,000				1,00,000
For the year ended 2019		1,00,000				1,00,000
<b>Primacy Constructions Private Limited</b>						
For the year ended 2020		1,00,000				1,00,000
For the year ended 2019		1,00,000				1,00,000
<b>Perpetual Constructions Private Limited</b>						
For the year ended 2020		1,00,000				1,00,000
For the year ended 2019		1,00,000				1,00,000
<b>Deepjyoti Constructions Private Limited</b>						
For the year ended 2020		1,00,000				1,00,000
For the year ended 2019		1,00,000				1,00,000
<b>Sushobhit Constructions Private Limited</b>						
For the year ended 2020		1,00,000				1,00,000
For the year ended 2019		1,00,000				1,00,000
<b>Fixity Constructions Private Limited</b>						
For the year ended 2020		1,00,000				1,00,000
For the year ended 2019		1,00,000				1,00,000
<b>Facility Constructions Private Limited</b>						
For the year ended 2020		1,00,000				1,00,000
For the year ended 2019		1,00,000				1,00,000
<b>Flourish Constructions Private Limited</b>						
For the year ended 2020		1,00,000				1,00,000
For the year ended 2019		1,00,000				1,00,000
<b>Khwahish Constructions Private Limited</b>						
For the year ended 2020		1,00,000				1,00,000
For the year ended 2019		1,00,000				1,00,000

## NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

Transactions	Key Management Personnel	Wholly Owned Subsidiary Companies	Other Subsidiary Companies	Entities over which key managerial personnel or their relatives exercises significant influence	Relatives of Key Management Personnel	Total
<b>Carnation Realtors Private Limited</b>						
For the year ended 2020		1,00,000				1,00,000
For the year ended 2019		1,00,000				1,00,000
<b>Iris Realtors Private Limited</b>						
For the year ended 2020		1,00,000				1,00,000
For the year ended 2019		1,00,000				1,00,000
<b>Neo Realtors Private Limited</b>						
For the year ended 2020		1,00,000				1,00,000
For the year ended 2019		1,00,000				1,00,000
<b>Neptune Infracon Private Limited</b>						
For the year ended 2020		1,00,000				1,00,000
For the year ended 2019		1,00,000				1,00,000
<b>Numerous Constructions Private Limited</b>						
For the year ended 2020		1,00,000				1,00,000
For the year ended 2019		1,00,000				1,00,000
<b>Shivaye Constructions Private Limited</b>						
For the year ended 2020		1,00,000				1,00,000
For the year ended 2019		1,00,000				1,00,000
<b>Swarg Constructions Private Limited</b>						
For the year ended 2020		1,00,000				1,00,000
For the year ended 2019		1,00,000				1,00,000
<b>Swarnim Nirman Private Limited</b>						
For the year ended 2020		-				-
For the year ended 2019		1,00,000				1,00,000
<b>Villa Constructions Private Limited</b>						
For the year ended 2020		1,00,000				1,00,000
For the year ended 2019		1,00,000				1,00,000
<b>Yojna Constructions Private Limited</b>						
For the year ended 2020		1,00,000				1,00,000
For the year ended 2019		1,00,000				1,00,000
<b>Surya Season Foods Private Limited</b>						
For the year ended 2020				1,002		1,002
For the year ended 2019				1,002		1,002
<b>Artistry Construction Private Limited</b>						
For the year ended 2020		1,00,000				1,00,000
For the year ended 2019		1,00,000				1,00,000
<b>Erudite Constructions Private Limited</b>						
For the year ended 2020		1,00,000				1,00,000
For the year ended 2019		1,00,000				1,00,000

## NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

Transactions	Key Management Personnel	Wholly Owned Subsidiary Companies	Other Subsidiary Companies	Entities over which key managerial personnel or their relatives exercises significant influence	Relatives of Key Management Personnel	Total
<b>Frozen Constructions Private Limited</b>						
For the year ended 2020		1,00,000				1,00,000
For the year ended 2019		1,00,000				1,00,000
<b>Heather Buildcon Private Limited</b>						
For the year ended 2020		1,00,000				1,00,000
For the year ended 2019		1,00,000				1,00,000
<b>Placate Constructions Private Limited</b>						
For the year ended 2020		1,00,000				1,00,000
For the year ended 2019		1,00,000				1,00,000
<b>Swarajya Builders Private Limited</b>						
For the year ended 2020		1,00,000				1,00,000
For the year ended 2019		1,00,000				1,00,000
<b>Dua Constructions Private Limited</b>						
For the year ended 2020		1,00,000				1,00,000
For the year ended 2019		1,00,000				1,00,000
<b>Utsav Constructions Private Limited</b>						
For the year ended 2020		1,00,000				1,00,000
For the year ended 2019		1,00,000				1,00,000
<b>Conviction Constructions Private Limited</b>						
For the year ended 2020		1,00,000				1,00,000
For the year ended 2019		1,00,000				1,00,000
<b>Turbo Realtors Private Limited</b>						
For the year ended 2020		1,00,000				1,00,000
For the year ended 2019		1,00,000				1,00,000
<b>Swabhimaan Buildtech Limited</b>						
For the year ended 2020		5,00,000				5,00,000
For the year ended 2019		-				-

### 40. Financial Instruments: Accounting classification, Fair value measurements

31<sup>st</sup> March, 2020

Amount (in Rs.)

Particulars	Carrying Value	Classification			Fair Value		
		FVTPL	FVTOCI	Amortised Cost	Level 1	Level 2	Level 3
<b>Financial Assets</b>							
Investments	17,40,26,668	4,11,306	-	17,36,15,362	4,11,306	-	-
Loans	14,78,86,137	-	-	14,78,86,137	-	-	-
Trade Receivable	18,94,40,914	-	-	18,94,40,914	-	-	-
Cash and cash equivalents	76,41,60,971	-	-	76,41,60,971	-	-	-
Other Bank Balances	5,80,07,930	-	-	5,80,07,930	-	-	-
Other Current Financial Assets	3,39,03,854	-	-	3,39,03,854	-	-	-
<b>Total</b>	<b>1,36,74,26,474</b>	<b>4,11,306</b>	<b>-</b>	<b>1,36,70,15,168</b>	<b>4,11,306</b>	<b>-</b>	<b>-</b>

## NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

Particulars	Carrying Value	Classification			Fair Value		
		FVTPL	FVTOCI	Amortised Cost	Level 1	Level 2	Level 3
<b>Financial Liabilities</b>							
Lease Liabilities Non Current	2,92,92,925	-	-	2,92,92,925	-	-	-
Other Non Current Financial Liabilities	25,17,810	-	-	25,17,810	-	-	-
Current Borrowings	46,07,280	-	-	46,07,280	-	-	-
Lease Liabilities	32,89,329	-	-	32,89,329	-	-	-
Trade Payables	14,72,71,870	-	-	14,72,71,870	-	-	-
Other Current Financial Liabilities	4,15,37,512	-	-	4,15,37,512	-	-	-
<b>Total</b>	<b>22,85,16,725</b>	<b>-</b>	<b>-</b>	<b>22,85,16,725</b>	<b>-</b>	<b>-</b>	<b>-</b>

31<sup>st</sup> March, 2019

Particulars	Carrying Value	Classification			Fair Value		
		FVTPL	FVTOCI	Amortised Cost	Level 1	Level 2	Level 3
<b>Financial Assets</b>							
Investments	10,85,51,540	13,36,178	-	10,72,15,362	13,36,178	-	-
Loans	14,00,11,137	-	-	14,00,11,137	-	-	-
Trade Receivable	25,99,09,728	-	-	25,99,09,728	-	-	-
Cash and cash equivalents	54,36,64,433	-	-	54,36,64,433	-	-	-
Other Bank Balances	5,50,55,269	-	-	5,50,55,269	-	-	-
Other Current Financial Assets	1,29,71,031	-	-	1,29,71,031	-	-	-
<b>Total</b>	<b>1,12,01,63,137</b>	<b>13,36,178</b>	<b>-</b>	<b>1,11,88,26,960</b>	<b>13,36,178</b>	<b>-</b>	<b>-</b>

Particulars	Carrying Value	Classification			Fair Value		
		FVTPL	FVTOCI	Amortised Cost	Level 1	Level 2	Level 3
<b>Financial Liabilities</b>							
Other Non Current Financial Liabilities	1,36,34,391	-	-	1,36,34,391	-	-	-
Current Borrowings	46,07,280	-	-	46,07,280	-	-	-
Trade Payables	17,22,51,170	-	-	17,22,51,170	-	-	-
Other Current Financial Liabilities	3,41,95,173	-	-	3,41,95,173	-	-	-
<b>Total</b>	<b>22,46,88,014</b>	<b>-</b>	<b>-</b>	<b>22,46,88,014</b>	<b>-</b>	<b>-</b>	<b>-</b>

### 41 Financial Risk Management

The Company activities exposes it to variety at financial risk i.e. Credit Risk, Liquidity Risk, Capital Risk, Interest Rate Risk. These risks are managed by senior management of the Company and is supervised by Board of Directors of the Company, to minimise potential adverse effects on the financial performance of the Company.

- (i) **Credit Risk** : Credit risk from cash and cash equivalents and bank deposits is considered immaterial in view of the creditworthiness of the banks the Company works with. Credit risk is the risk i.e a customer or the counter party fails to pay to the Company causing financial loss. The credit risk primarily arises from outstanding receivables from customer. The Company has specific policies for managing customer credit risk on an ongoing basis. These policies factor in the customer financial position, past experience and other customer specific factor.

Financial assets are written off when there is no reasonable expectation of recovery, such as a debtor failing to engage in a repayment plan with the Company. The Company makes provision for doubtful debt or write off when a debtor fails to make contractual payments greater than two years past due. When loans or receivables have either been provided for or written off, the Company continues to engage in enforcement activity to attempt to recover the receivable due. When recoveries are made, these are recognised in the Statement of Profit and Loss. The Company has low credit risk in respect to cash and cash equivalent, other bank balances, other financial assets, trade receivables and security deposits paid.

- (ii) **Liquidity Risk** : Liquidity Risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company approach to managing liquidity is to ensure as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due. Management monitors rolling forecasts of the liquidity position and cash and cash equivalent on the basis of expected cash flows. The company takes into account the liquidity of the market in which the entity operates.



## NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

The following table summarizes the liquidity position of the Company :-

Amount (in Rs.)

S. No	Particulars	As at 31 March, 2020	As at 31 March, 2019
i	Cash & cash equivalents and Bank Balances	82,21,68,901	59,87,19,702
ii	Bank and Other Borrowings	46,07,280	46,07,280

The above chart depicts that the company have adequate liquidity and considers liquidity risk as low risk.

- (iii) **Capital Risk Management:** The Company capital risk management objective is to ensure that all times its remains a going concern and safeguards the interest of the shareholders and other stakeholders. The Company monitors capital on the basis of carrying amount of equity plus its subordinated loan, less cash and other cash equivalents as presented on the face of the statement of financial position and cash flow hedges recognised in other comprehensive income.

The Company manages its capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets. In order to maintain or adjust the capital structure, the Company may adjust the amount of dividends paid to the shareholders, return capital to shareholders or issue new shares. The amount managed as capital by the Company are summarised as follows:

Amount (in Rs.)

Particulars	As at 31 March, 2020	As at 31 March, 2019
Current Borrowings	46,07,280	46,07,280
Less: Cash and Cash Equivalents and Bank balances	82,21,68,901	59,87,19,702
Net Debt	(81,75,61,621)	(59,41,12,422)
Total Equity	1,82,44,93,372	1,63,91,89,586
Net Debt to Equity Ratio	(0.45)	(0.36)

The above chart depicts that the Company have low capital risk .

- (iv) **Dividend**

Amount (in Rs.)

Particulars	As At 31.03.2020	As At 31.03.2019
Dividend recognised in the financial statements		
Final dividend for year ended 31 <sup>st</sup> March, 2019 of Rs. 17.50 (Previous Year Rs. 12.50) per equity share	3,44,15,500	2,45,82,500
Tax on Dividends	1,41,50,034	50,04,420

- (v) **Interest Rate Risk :** The Company has working capital facilities with the bank. The Company policy is to minimize cash flow risk exposure on short term borrowings. At 31<sup>st</sup> March the Company is exposed to changes in market interest rate through bank borrowings at variable interest rates. The Company exposure to interest rate risk on borrowings is as follows:

Amount (in Rs.)

Particulars	As at 31 March, 2020	As at 31 March, 2019
Non Current Borrowings at fixed rate	-	-
Current Borrowings at variable rate	46,07,280	46,07,280
Interest Expense on current borrowing	37,277	10,16,909

The above chart depicts that the Company have low interest risk.

- (vi) **Market Risk (COVID-19 risk) :** The Company being engaged into the business of real estate properties for residential and commercial purposes has witnessed significant interruptions in the construction cycle due to COVID-19. However the Company has kept the sales and collection online during lock down period. The Company has assessed the possible effects that may result from the pandemic relating to COVID-19 on the carrying amounts of Receivables, Inventories, Investments and other assets / liabilities. In developing the assumptions relating to the possible future uncertainties in the global economic conditions because of this pandemic, the Company, as at the date of approval of these standalone financial statements has used internal and external sources of information. As on current date, the Company has concluded that the impact of COVID - 19 is not material based on these estimates. Due to the nature of the pandemic, the Company will continue to monitor developments to identify significant uncertainties in future periods, if any.

## NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

(vii) **Foreign Currency Risk** : The Company do not normally deal in foreign currency transactions. The Company do not have any foreign currency risk.

**42** The Company is engaged in the business of Real Estate activities. These in context of Indian Accounting Standard 108 (IND AS 108) on Segment Reporting are considered to constitute one single primary segment

Information about geographical segment:

Amount (in Rs.)

Particulars	Year Ended 31 March, 2020	Year Ended 31 March, 2019
With in India	91,41,05,058	1,08,23,98,501
Outside India	-	-
<b>Total</b>	<b>91,41,05,058</b>	<b>1,08,23,98,501</b>

**Note:** No single customer represents 10% or more Company's total revenue for the year ended 31<sup>st</sup> March, 2020.

### 43 CORPORATE SOCIAL RESPONSIBILITY (CSR)

The details of expenditure incurred on CSR are as under:

Amount (in Rs.)

Particulars	Year Ended 31.03.2020	Year Ended 31.03.2019
a. The Gross amount required to be spent by the Company during the year as per Section 135 of Companies Act, 2013 read with Schedule VII	54,53,580	33,48,687
b. Amount unspent for the financial year 2018-19	27,98,164	-
c. Amount spent during the year on :		
i On purposes other than (i) above	15,15,582	5,50,523
d. Unspent amount in CSR	67,36,162	27,98,164
e. The breakup of expenses included in amount spent are as under:		
On fooding	-	93,075
On promoting education	3,27,945	1,57,448
Social welfare	11,87,637	3,00,000
<b>Total</b>	<b>15,15,582</b>	<b>5,50,523</b>

### 44 Standards issued and amended but not effective

The Ministry of Corporate Affairs (MCA) through Companies (Indian Accounting Standards) Amendment Rules, 2019 and Companies (Indian Accounting Standards) Second Amendment Rules have notified new and amendments to IND AS. There is no such notification which would have been made applicable from 1<sup>st</sup> April, 2020.

**45** Previous years figures have been regrouped, rearranged or reclassified, wherever necessary to confirm the current year's classification.

As per our audit report of even date attached

**For B S D & Co.**  
Chartered Accountants  
Firm Registration No. 000312S

**For and on behalf of the Board of Directors**

**CA Surendra Khinvasra**  
Partner  
Membership No. 070804  
UDIN: 20070804AAAABQ1841

**Pankaj Bajaj**  
(Chairman cum Managing Director)  
DIN - 00024735

**Shrikant Jajodia**  
(Director)  
DIN- 00602511

Place: New Delhi  
Date: 26.06.2020

**Chandni Vij**  
(Company Secretary)  
M.No.- A46897

**Sushil Dutt Mishra**  
(Chief Financial Officer)

## INDEPENDENT AUDITOR'S REPORT

To the Members of Eldeco Housing and Industries Limited

### Report on the Audit of the Consolidated Financial Statements

#### Opinion

We have audited the accompanying consolidated financial statements of **Eldeco Housing and Industries Limited** ("the Company") its subsidiaries as per list in Annexure-I (the Company, its subsidiaries together referred to as "the Group"), which comprise the Consolidated Balance Sheet as at March 31, 2020, the Consolidated Statement of Profit and Loss (including Other Comprehensive Income), the Consolidated Statement of Changes in Equity and the Consolidated Statement of Cash Flows for the year ended on that date and a summary of the significant accounting policies and other explanatory information (hereinafter referred to as "the Consolidated Financial Statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid consolidated financial statements give the information required by the Companies Act, 2013 (the "Act") in the manner so required and give a true and fair view in conformity with Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended ("IND AS") and other accounting principles generally accepted in India, of the consolidated state of affairs of the Group as at March 31, 2020, the consolidated profit, consolidated total comprehensive income, consolidated changes in equity and its consolidated cash flows for the year ended on that date.

#### Description of Key Audit Matters

##### Revenue Recognition (refer Note 24 to the Consolidated Financial Statements)

Key Audit Matters	How the key audit matter was addressed in our audit report
<p>The Company's most significant revenue streams involve sale of residential and commercial units representing 94.84% of the total revenue from operations of the Group. Revenue is recognised post transfer of control of residential and commercial units to customers for the amount / consideration, which the Group expects to receive in exchange for those units. The trigger for revenue recognition is normally completion of the project or receipt of approvals on completion from relevant authorities or intimation to the customer of completion, post which the contract becomes non-cancellable. The Group records revenue, over time till the actual possession to the customers or on actual possession to the customers, as determined by the terms of contract with customers.</p> <p>The risk for revenue being recognised in an incorrect period presents a key audit matter due to the financial significance and geographical spread of the Company's projects across different regions in India.</p>	<p>Our audit procedures included following:</p> <ul style="list-style-type: none"> <li>Evaluating the design and implementation and tested operating effectiveness of key internal controls over revenue recognition.</li> <li>Evaluating the accounting policies adopted by the Company for revenue recognition to check those are in line with the applicable accounting standards and their consistent application to the significant sales contracts.</li> <li>Scrutinising the revenue journal entries raised throughout the reporting period and comparing details of a sample of these journals, which met certain risk-based criteria, with relevant underlying documentation.</li> <li>Testing timeliness of revenue recognition by comparing individual sample sales transactions to underlying contracts.</li> <li>Conducting site visits during the year for selected projects to understand the scope, nature and progress of the projects.</li> <li>Considering the adequacy of the disclosures in the consolidated financial statements in respect of the judgments taken in recognising revenue for residential and commercial property units in accordance with IND AS 115.</li> </ul>

#### Information other than the Consolidated Financial Statements and Auditor's Report thereon

The Holding Company's Management and Board of Directors are responsible for the preparation of the other information. The other information comprises the information included in the Management Discussion and Analysis, Board's Report including Annexures to Board's Report, Business Responsibility Report, Corporate Governance and Shareholder's Information, but does not include the consolidated financial statements and our auditor's report thereon.

#### Basis for Opinion

We conducted our audit of the consolidated financial statements in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Act (SAs). Our responsibilities under those Standards are further described in the *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements* section of our report. We are independent of the Group in accordance with the *Code of Ethics* issued by the Institute of Chartered Accountants of India (ICAI) together with the independence requirements that are relevant to our audit of the consolidated financial statements under the provisions of the Act and the Rules made thereunder and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the consolidated financial statements.

#### Key Audit Matters

Key Audit Matters ("KAM") are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole and in forming our opinion thereon and we do not provide a separate opinion on these matters. We have determined that there are no key audit matters to be communicated in our report.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard, as for the year ended March 31, 2020, the other information has not yet been prepared and not yet approved by Board of Directors.

## Management's Responsibility for the Consolidated Financial Statements

The Holding Company's Management and Board of Directors are responsible for the matters stated in section 134(5) of the Act with respect to preparation of these consolidated financial statements that give a true and fair view of the consolidated financial position, consolidated financial performance, consolidated total comprehensive income, consolidated changes in equity and consolidated cash flows of the Group in accordance with the IND AS and other accounting principles generally accepted in India. The respective Board of Directors of the companies included in the Group are responsible for maintenance of the adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Group and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the consolidated financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the respective Board of Directors of the companies included in the Group are responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations or has no realistic alternative but to do so.

The respective Board of Directors of the companies included in the Group are also responsible for overseeing the financial reporting process of the Group.

## Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control.
- Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company and its subsidiary companies which are companies incorporated in India, has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the audit of the financial statements of such entities included in the consolidated financial statements.

Materiality is the magnitude of misstatements in the consolidated financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

## Other Matters

We did not audit the financial statements of 33 subsidiaries, whose financial statements reflect total assets of Rs. 12118.43 lakhs as at 31<sup>st</sup> March, 2020 and total revenue (including other income) of Rs. 3953.41 lakhs for the year then ended on that date, as considered in the consolidated financial statements. These financial statements have been audited by other auditors whose reports have been furnished to us by the management and our opinion on the consolidated financial statements, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries and our report in so far as it relates to the aforesaid subsidiaries, is based solely on the reports of the other auditors.

Our Opinion on Consolidated financial statements and our report on other legal and regulating requirements is not modified in respect of the above matters with respect to our reliance on the work done and the report of the other auditor.

## Report on Other Legal and Regulatory Requirements

1. As required by Section 143(3) of the Act, based on our audit we report that:
  - a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit of the aforesaid consolidated financial statements.
  - b) In our opinion, proper books of account as required by law relating to preparation of the aforesaid consolidated financial statements have been kept so far as it appears from our examination of those books.
  - c) The Consolidated Balance Sheet, the Consolidated Statement of Profit and Loss (including Other Comprehensive Income), Consolidated Statement of Changes in Equity and the Consolidated Statement of Cash Flows dealt with by this Report are in agreement with the relevant books of account maintained for the purpose of preparation of the consolidated financial statements.
  - d) In our opinion, the aforesaid consolidated financial statements comply with the IND AS specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

**For B S D & Co.**

**Chartered Accountants**

**Firm's Registration Number: 000312S**

**CA Surendra Khinvasra**

**Partner**

**Membership number: 070804**

**UDIN: 20070804AAAAABR3331**

**Place: New Delhi**

**Date: June 26, 2020**

- e) On the basis of the written representations received from the directors of the holding Company as on March 31, 2020 taken on record by the Board of Directors of the holding Company, none of the directors of the holding Company is disqualified as on March 31, 2020 from being appointed as a director in terms of Section 164 (2) of the Act.
- f) With respect to the adequacy of the internal financial controls over financial reporting and the operating effectiveness of such controls, refer to our separate Report in "Annexure A" which is based on our report of the holding Company. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the internal financial control over financial reporting of holding company, for reasons stated therein.
- g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended:

In our opinion and to the best of our information and according to the explanations given to us, the remuneration paid by the Company to its directors during the year is in accordance with the provisions of section 197 of the Act.

- h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended in our opinion and to the best of our information and according to the explanations given to us:
  - i. The consolidated financial statements discloses impact of pending litigations on the consolidated financial position of the Group. (Refer Note 35 to the consolidated financial statements).
  - ii. Provision has been made in the consolidated financial statements as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long term contracts including derivative contracts.
  - iii. There has been no delay in transferring amounts, required to be transferred to the Investor Education and Protection Fund by the Company.



## ANNEXURE - A TO THE AUDITORS' REPORT

### Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act").

In conjunction with our audit of the consolidated financial statements of the Company as of and for the year ended 31<sup>st</sup> March, 2020, we have audited the internal financial controls over financial reporting of Eldeco Housing and Industries Limited ("the Holding Company") as of that date.

#### Management's Responsibility for Internal Financial Controls

The Board of Directors of the Holding Company incorporated in India, are responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India ("ICAI"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information as required under the Companies Act, 2013.

#### Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") issued by ICAI and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.

#### Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial

statements for external purposes in accordance with generally accepted accounting principles. A Company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the Company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles and that receipts and expenditures of the Company are being made only in accordance with authorizations of management and directors of the Company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use or disposition of the Company's assets that could have a material effect on the financial statements.

#### Inherent Limitations of Internal financial Controls over financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions or that the degree of compliance with the policies or procedures may deteriorate.

#### Opinion

In our opinion, the Holding Company incorporated in India, have, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31<sup>st</sup> March, 2020, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the ICAI.

#### Other Matters

Our aforesaid report under section 143(3)(i) of the Act on the adequacy and operating effectiveness of the internal financial controls over financial reporting in so far as it relates to consolidated financial statements of 33 subsidiary companies, which are incorporated in India is based solely on the reports of the other auditors.

#### For B S D & Co.

Chartered Accountants

Firm's Registration Number: 0003125

CA Surendra Khinvasra

Partner

Membership number: 070804

UDIN: 20070804AAAABR3331

Place: New Delhi

Date: June 26, 2020



## ANNEXURE I: TO THE INDEPENDENT AUDITORS' REPORT 31<sup>st</sup> March, 2020 on the Consolidated Financial Statements:

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	Swabhimman Buildtech 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

# CONSOLIDATED

## BALANCE SHEET AS AT 31<sup>ST</sup> MARCH, 2020

(Amount in Rupees unless otherwise stated)

	Particulars	Note No.	As at 31.03.2020	As at 31.03.2019
	<b>ASSETS</b>			
	<b>Non-Current Assets</b>			
a	Property, Plant and Equipment	2	2,61,27,029	2,83,02,746
b	Other Intangible Assets	2	3,15,852	4,14,178
c	Right of Use Asset		2,88,33,227	-
d	Goodwill		12,88,13,254	10,02,58,989
e	Financial Assets			
	i) Investments	3	4,12,308	13,37,180
	ii) Other Financial Assets	4	4,99,24,356	3,85,14,605
f	Deferred Tax Assets ( Net)	5	53,98,087	1,19,43,068
	<b>Total Non Current Assets</b>		<b>23,98,24,113</b>	<b>18,07,70,767</b>
	<b>Current Assets</b>			
a	Inventories	6	2,38,21,29,761	2,38,29,84,020
b	Financial Assets			
	i) Trade Receivables	7	28,74,95,783	34,40,47,819
	ii) Cash and Cash Equivalents	8	88,30,50,724	64,03,13,682
	iii) Bank Balances other than (ii) above	9	5,80,07,930	21,76,85,417
	iv) Loans	10	30,65,15,071	14,00,11,137
	v) Other Financial Assets	11	3,79,37,875	1,79,05,644
c	Other Current Assets	12	49,43,88,205	46,51,43,919
	<b>Total Current Assets</b>		<b>4,44,95,25,350</b>	<b>4,20,80,91,638</b>
	<b>TOTAL ASSETS</b>		<b>4,68,93,49,463</b>	<b>4,38,88,62,405</b>
	<b>EQUITY AND LIABILITIES</b>			
	<b>Equity</b>			
a	Equity Share Capital	13	1,96,66,000	1,96,66,000
b	Other Equity	14	2,08,74,13,051	1,78,02,28,257
c	Non Controlling Interest		-	3,74,37,235
	<b>Total Equity</b>		<b>2,10,70,79,051</b>	<b>1,83,73,31,492</b>
	<b>LIABILITIES</b>			
	<b>Non-Current Liabilities</b>			
a	Financial Liabilities			
	i) Lease Liabilities		2,92,92,925	-
	ii) Other Financial Liabilities	15	1,05,85,057	1,46,77,325
b	Other Non Current Liabilities	16	26,19,883	21,15,115
c	Provisions	17	69,03,059	67,09,678
	<b>Total Non Current Liabilities</b>		<b>4,94,00,924</b>	<b>2,35,02,118</b>
	<b>Current Liabilities</b>			
a	Financial Liabilities			
	i) Borrowings	18	46,07,280	46,07,280
	ii) Lease Liabilities		32,89,329	-
	iii) Trade Payables	19		

# CONSOLIDATED

## BALANCE SHEET AS AT 31<sup>ST</sup> MARCH, 2020

(Amount in Rupees unless otherwise stated)

Particulars	Note No.	As at 31.03.2020	As at 31.03.2019
a) total outstanding dues of micro enterprises and small enterprises		-	-
b) total outstanding dues of creditors other than micro enterprises and small enterprises		35,99,57,525	33,43,98,812
iv) Other Financial Liabilities	20	5,13,39,973	4,69,14,762
b Other Current Liabilities	21	2,11,31,22,075	2,10,84,38,803
c Provisions	22	4,35,858	9,83,656
d Current Tax Liabilities ( Net)	23	1,17,446	3,26,85,482
<b>Total Current Liabilities</b>		<b>2,53,28,69,486</b>	<b>2,52,80,28,795</b>
<b>TOTAL EQUITY AND LIABILITIES</b>		<b>4,68,93,49,463</b>	<b>4,38,88,62,405</b>
Significant accounting policies	1		
Notes on consolidated financial statements	1-46		

The notes referred to above form an integral part of the consolidated financial statements.

As per our audit report of even date attached

**For B S D & Co.**  
Chartered Accountants  
Firm Registration No. 000312S

**For and on behalf of the Board of Directors**

**CA Surendra Khinvasra**  
Partner  
Membership No. 070804  
UDIN: 20070804AAAAABR3331

**Pankaj Bajaj**  
(Chairman cum Managing Director)  
DIN - 00024735

**Shrikant Jajodia**  
(Director)  
DIN- 00602511

Place: New Delhi  
Date: 26.06.2020

**Chandni Vij**  
(Company Secretary)  
M.No.- A46897

**Sushil Dutt Mishra**  
(Chief Financial Officer)

# CONSOLIDATED

## STATEMENT OF PROFIT & LOSS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

(Amount in Rupees unless otherwise stated)

	Particulars	Note No.	For the year ended 31 <sup>st</sup> March, 2020	For the year ended 31 <sup>st</sup> March, 2019
<b>I</b>	<b>REVENUE</b>			
1	Revenue from Operations	24	1,28,52,69,114	1,68,19,43,928
2	Other Income	25	6,98,81,529	5,63,51,263
	<b>TOTAL INCOME</b>		<b>1,35,51,50,644</b>	<b>1,73,82,95,191</b>
<b>II</b>	<b>EXPENSES</b>			
1	Cost of Material Consumed, Construction & Other Related Project Cost	26	63,86,62,698	94,07,40,479
2	Change in Inventories of Finished Goods & Project in Progress	27	(4,59,206)	3,91,78,274
3	Employee Benefits Expense	28	5,29,04,559	4,76,19,273
4	Finance Cost	29	90,24,126	1,88,66,260
5	Depreciation & Amortization Expense	30	64,33,777	22,58,613
6	Other Expenses	31	12,31,81,022	14,92,08,755
	<b>TOTAL EXPENSES</b>		<b>82,97,46,976</b>	<b>1,19,78,71,655</b>
<b>III</b>	<b>Profit Before Tax</b>		<b>52,54,03,667</b>	<b>54,04,23,536</b>
<b>IV</b>	<b>Tax Expense</b>	32		
	Current Tax		12,42,41,858	16,04,67,562
	Deferred Tax		69,42,802	(35,05,876)
	Tax adjustments for earlier years (net)		24,23,617	4,65,187
	<b>TOTAL TAX EXPENSES</b>		<b>13,36,08,278</b>	<b>15,74,26,873</b>
<b>V</b>	<b>Profit for the Year</b>		<b>39,17,95,390</b>	<b>38,29,96,663</b>
<b>VI</b>	<b>Other Comprehensive Income/(Loss)</b>			
	Items that will not be reclassified to Statement of Profit or Loss			
	Remeasurements of the Net Defined Benefit Plans		7,06,675	4,26,054
	Tax Impact on above		(1,77,856)	(1,24,067)
	<b>Total Other Comprehensive Income</b>		<b>5,28,819</b>	<b>3,01,987</b>
<b>VII</b>	<b>Total Comprehensive income for the year</b>		<b>39,23,24,209</b>	<b>38,32,98,650</b>
	<b>Net Profit attributable to:</b>			
a)	Owners of the Company		39,17,95,390	36,63,07,344
b)	Non Controlling Interest		-	1,66,89,319
	<b>Other Comprehensive Income attributable to</b>			
a)	Owners of the Company		5,28,819	2,97,580
b)	Non Controlling Interest		-	4,407
	<b>Total Comprehensive Income attributable to</b>			
a)	Owners of the Company		39,23,24,209	36,66,04,924
b)	Non Controlling Interest		-	1,66,93,726
<b>VIII</b>	<b>Earning Per Equity Share- Basic &amp; Diluted:(Face value Rs. 10 each) (2019: Rs. 10 each) in rupees</b>	33	<b>199.22</b>	<b>186.26</b>
	<b>Significant accounting policies</b>	1		
	<b>Notes on consolidated financial statements</b>	1-46		

The notes referred to above form an integral part of the consolidated financial statements.

As per our audit report of even date attached

**For B S D & Co.**  
Chartered Accountants  
Firm Registration No. 0003125

**For and on behalf of the Board of Directors**

**CA Surendra Khinvasra**  
Partner  
Membership No. 070804  
UDIN: 20070804AAAAABR3331

**Pankaj Bajaj**  
(Chairman cum Managing Director)  
DIN - 00024735

**Shrikant Jajodia**  
(Director)  
DIN- 00602511

Place: New Delhi  
Date: 26.06.2020

**Chandni Vij**  
(Company Secretary)  
M.No.- A46897

**Sushil Dutt Mishra**  
(Chief Financial Officer)

## CASH FLOW STATEMENT FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

(Amount in Rupees unless otherwise stated)

	Particulars	Year Ended March 31, 2020	Year Ended March 31, 2019
<b>(A)</b>	<b>Cash flow from Operating Activities:</b>		
	Profit before taxation and exceptional items	52,54,03,667	54,04,23,536
	Adjusted for		
	Depreciation*	66,34,481	24,59,318
	Interest Income	(4,33,13,764)	(2,90,11,597)
	Profit on sale of Fixed Assets	(1,51,344)	-
	Interest Paid	90,24,126	1,87,32,483
	Loss on Financial Assets carried through FVTPL	9,24,872	-
	Other Comprehensive Income	7,06,675	4,26,054
	Other Adjustments in respect to subsidiaries	(4,46,726)	-
	<b>Operating Profit before Working Capital Changes</b>	<b>49,87,81,988</b>	<b>53,30,29,793</b>
	<b>Movement in working capital</b>		
	Decrease/(Increase) in Non Current Financial Assets	(1,14,09,751)	56,45,592
	Decrease/(Increase) in Non Current Assets	(2,14,33,609)	56,47,251
	Decrease/(Increase) in Inventories	8,54,259	(40,57,39,026)
	Decrease/(Increase) in Trade Receivables	5,65,52,036	11,06,02,171
	Decrease/(Increase) in other bank balance	15,96,77,487	(8,01,28,990)
	Decrease/(Increase) in Other Current Financial Assets	(18,65,36,165)	19,79,27,414
	Decrease/(Increase) in other Current Assets	(2,92,44,286)	2,36,07,680
	Increase/(Decrease) in Non Current Financial Liabilities	(40,92,268)	(1,00,80,960)
	Increase/(Decrease) in Other Non Current Liabilities	(3,67,39,086)	1,71,98,979
	Increase/(Decrease) in Provisions	(3,31,15,834)	2,97,37,725
	Increase/(Decrease) in Trade Payables	2,55,58,713	20,33,54,134
	Increase/(Decrease) in Other Current Financial Liabilities	44,25,212	66,70,089
	Increase/(Decrease) in Other Current Liabilities	46,83,272	(10,11,69,749)
	<b>Cash Generated from Operations</b>	<b>42,79,61,967</b>	<b>53,63,02,104</b>
	Taxes Paid	(13,37,86,134)	(15,75,50,940)
	<b>Net Cash from Operating Activities</b>	<b>29,41,75,834</b>	<b>37,87,51,164</b>
<b>(B)</b>	<b>Cash Flow from Investing Activities:</b>		
	Purchase of Fixed Assets	(1,24,109)	(13,84,294)
	Sale of Fixed Assets	2,40,000	-
	Interest Received during the year	4,33,13,764	2,90,11,597
	Non Controlling Interest	-	(1,66,89,319)
	<b>Net Cash from Investing Activities</b>	<b>4,34,29,655</b>	<b>1,09,37,983</b>
<b>(C)</b>	<b>Cash flow from Financing Activities :</b>		
	Proceeds/(Repayment) of Current Borrowings	-	(1,74,08,200)
	Final Dividend Paid	(3,44,15,500)	(2,45,82,500)
	Interim Dividend Paid	(3,44,15,500)	-
	Tax on Dividend Paid	(1,41,50,034)	(50,04,420)
	Repayment of Lease Liabilities	(55,58,400)	-
	Interest & Finance Charges paid	(63,29,014)	(1,87,36,891)
	<b>Net Cash(used in)/from Financing Activities</b>	<b>(9,48,68,448)</b>	<b>(6,57,32,011)</b>
	<b>Net (Decrease)/Increase in Cash and Cash Equivalents</b>	<b>24,27,37,040</b>	<b>32,39,57,136</b>
	<b>Cash and Cash Equivalents at the beginning of the year</b>	<b>64,03,13,682</b>	<b>31,63,56,546</b>
	<b>Cash and Cash Equivalents at the end of the year</b>	<b>88,30,50,724</b>	<b>64,03,13,682</b>

## CASH FLOW STATEMENT FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

### Notes

Components Of Cash And Cash Equivalents As At	Year Ended March 31, 2020	Year Ended March 31, 2019
Cash on hand	74,75,055	86,70,036
Balance with banks in current account	74,67,85,802	54,83,53,104
Cheques on hand	1,92,19,638	2,88,69,638
Fixed deposits with banks, having original maturity of three months or less	10,82,59,735	5,42,43,685
Stamp on hand	13,10,494	1,77,219
<b>Cash and cash equivalents at the end of the year (Refer Note 8)</b>	<b>88,30,50,724</b>	<b>64,03,13,682</b>

Reconciliation Statement Of Cash And Bank Balance	As At March 31, 2020	As At March 31, 2019
Cash and cash equivalents at the end of the year as per above	88,30,50,724	64,03,13,682
Add: Balance with bank in dividend / unclaimed dividend accounts	34,88,931	31,48,094
Add: Fixed deposits with banks, having remaining maturity for less than equal to twelve months	2,59,61,702	18,79,70,487
Add: Fixed deposits with banks (lien marked)	2,85,57,297	2,65,66,836
<b>Cash and bank balance as per balance sheet (Refer Note 8 &amp; 9)</b>	<b>94,10,58,654</b>	<b>85,79,99,098</b>

### DISCLOSURE AS REQUIRED BY IND AS 7

#### Reconciliation of liabilities arising from financing activities

31 <sup>st</sup> March, 2020	Opening Balance	Cash Flows	Non Cash Changes	Closing Balance
Current Secured Borrowings (Refer Note 18)	46,07,280	-	-	46,07,280
<b>Total</b>	<b>46,07,280</b>	<b>-</b>	<b>-</b>	<b>46,07,280</b>

31 <sup>st</sup> March, 2019	Opening Balance	Cash Flows	Non Cash Changes	Closing Balance
Current Secured Borrowings (Refer Note 18)	46,07,280	-	-	46,07,280
<b>Total</b>	<b>46,07,280</b>	<b>-</b>	<b>-</b>	<b>46,07,280</b>

\* Depreciation includes amount charged to cost of material consumed and other related project cost.

The notes referred to above form an integral part of the consolidated financial statements.

As per our audit report of even date attached

**For B S D & Co.**  
Chartered Accountants  
Firm Registration No. 000312S

**For and on behalf of the Board of Directors**

**CA Surendra Khinvasra**  
Partner  
Membership No. 070804  
UDIN: 20070804AAAAABR3331

**Pankaj Bajaj**  
(Chairman cum Managing Director)  
DIN - 00024735

**Shrikant Jajodia**  
(Director)  
DIN- 00602511

Place: New Delhi  
Date: 26.06.2020

**Chandni Vij**  
(Company Secretary)  
M.No.- A46897

**Sushil Dutt Mishra**  
(Chief Financial Officer)



## STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

### A Equity Share Capital

(Amount in Rupees unless otherwise stated)

Particulars	Balance as at 01.04.2018	Changes in Equity share capital during the year	Balance as at 31.03.2019
For the year ended 31.03.2019	1,96,66,000	-	1,96,66,000

	Balance as at 01.04.2019	Changes in Equity share capital during the year	Balance as at 31.03.2020
For the year ended 31.03.2020	1,96,66,000	-	1,96,66,000

### B Other Equity

Particulars	Reserves and surplus			Other Comprehensive Income			Total Other Equity
	Security Premium Reserve	Capital Reserve	General Reserve	Retained Earnings	Remeasurement (Losses)/Gain on defined benefit plan	Total Other Comprehensive Income	
Balance as at 01.04.2018	10,29,77,318	1,33,600	14,90,05,709	1,20,79,74,377	90,748	90,748	1,46,01,81,751
Transitional impact of adoption of IND AS 115	-	-	-	(1,69,71,498)	-	-	(1,69,71,498)
Profit for the year	-	-	-	36,63,07,344	2,97,580	2,97,580	36,66,04,924
Dividend Paid	-	-	-	(2,45,82,500)	-	-	(2,45,82,500)
Tax on Dividend	-	-	-	(50,04,420)	-	-	(50,04,420)
Balance as at 31.03.2019	10,29,77,318	1,33,600	14,90,05,709	1,52,77,23,303	3,88,328	3,88,328	1,78,02,28,257
Balance as at 01.04.2019	10,29,77,318	1,33,600	14,90,05,709	1,52,77,23,303	3,88,328	3,88,328	1,78,02,28,257
Transfer From Retained Earnings to General Reserve	-	-	3,00,00,000	(3,00,00,000)	-	-	-
Transitional impact of initial adoption of IND AS 116 (Refer Note 37)	-	-	-	(17,11,655)	-	-	(17,11,655)
Adjustment on account of acquisition of subsidiary	-	-	-	(6,16,516)	-	-	(6,16,516)
Adjustment on account of sale of subsidiary	-	-	-	1,69,790	-	-	1,69,790
Profit for the year	-	-	-	39,17,95,390	5,28,819	5,28,819	39,23,24,209
Dividend Paid	-	-	-	(3,44,15,500)	-	-	(3,44,15,500)
Interim Dividend Paid	-	-	-	(3,44,15,500)	-	-	(3,44,15,500)
Tax on Dividend Paid	-	-	-	(1,41,50,034)	-	-	(1,41,50,034)
Balance as at 31.03.2020	10,29,77,318	1,33,600	17,90,05,709	1,80,43,79,277	9,17,147	9,17,147	2,08,74,13,051

**Note:-** General Reserve has been created by transfer out of profit generated by the Company and is available for distribution to shareholders.

The notes referred to above form an integral part of the consolidated financial statements.

As per our audit report of even date attached

**For B S D & Co.**  
Chartered Accountants  
Firm Registration No. 0003125

**For and on behalf of the Board of Directors**

**CA Surendra Khinvasra**  
Partner  
Membership No. 070804  
UDIN: 20070804AAAAABR3331

**Pankaj Bajaj**  
(Chairman cum Managing Director)  
DIN - 00024735

**Shrikant Jajodia**  
(Director)  
DIN- 00602511

Place: New Delhi  
Date: 26.06.2020

**Chandni Vij**  
(Company Secretary)  
M.No.- A46897

**Sushil Dutt Mishra**  
(Chief Financial Officer)

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

### 1. Corporate Information

Eldeco Housing and Industries Limited ("the Company") and its subsidiaries ("Collectively referred to as Group") are mainly into the business of developing real estate properties for residential, commercial and retail purposes. The shares of the Company are listed on the Bombay Stock Exchange. The Registered office of the Company is Eldeco Corporate Chamber-1, 2<sup>nd</sup> Floor, Vibhuti Khand (Opp. Mandi Parishad), Gomti Nagar, Lucknow-226010.

### 2. Significant Accounting Policies :

#### (i) Basis of Preparation

The financial statements of the Group have been prepared in accordance with the Companies (Indian Accounting Standards) Rules, 2015 ('IND AS') issued by Ministry of Corporate Affairs ('MCA'). The Group has uniformly applied the accounting policies during the period presented.

The financial statements for the year ended 31<sup>st</sup> March, 2020 were authorized and approved for issue by the Board of Directors on 26<sup>th</sup> June, 2020.

#### (ii) Basis of Consolidation

The consolidated financial statements relate to Eldeco Housing & Industries Limited ('the Company') and its subsidiary companies ("Collectively referred to as the Group"). The consolidated financial statements have been prepared on the following basis:

- a) The financial statements of the Company and its subsidiaries are combined on a line by line basis by adding together like items of assets, liabilities, equity, incomes, expenses and cash flows, after fully eliminating intra-group balances and intra-group transactions.

- b) Profits or losses resulting from intra-group transactions that are recognised in assets, such as inventory and property, plant & equipment, are eliminated in full.
- c) Where the cost of the investment is higher/ lower than the share of equity in the subsidiary at the time of acquisition, the resulting difference is disclosed as goodwill/capital reserve in the investment schedule. The said Goodwill is not amortised, however, it is tested for impairment at each Balance Sheet date and the impairment loss, if any, is provided for in the consolidated statement of profit and loss.
- d) Offset (eliminate) the carrying amount of the parent's investment in each subsidiary and the parent's portion of equity of each subsidiary.
- e) The difference between the proceeds from disposal of investment in subsidiaries and the carrying amount of its assets less liabilities as on the date of disposal is recognised in the Consolidated Statement of Profit and Loss being the profit or loss on disposal of investment in subsidiary.
- f) Non-Controlling Interest's share of profit / loss of consolidated subsidiaries for the year is identified and adjusted against the income of the group in order to arrive at the net income attributable to shareholders of the Company.
- g) Non-Controlling Interest's share of net assets of consolidated subsidiaries is identified and presented in the Consolidated Balance Sheet separate from liabilities and the equity of the Company's shareholders.

The list of subsidiary companies which are included in the consolidation and the Company's holding therein are as under:

S. No.	Name of Subsidiary	Year ended March 31, 2020	Year ended March 31, 2019
(% of share holding)			
1	Aaj Constructions Private Limited	100.00	100.00
2	Artistry Construction Private Limited	100.00	100.00
3	Carnation Realtors Private Limited	100.00	100.00
4	Conviction Constructions Private Limited	100.00	100.00
5	Deepjyoti Constructions Private Limited	100.00	100.00
6	Dua Constructions Private Limited	100.00	100.00
7	Erudite Constructions Private Limited	100.00	100.00
8	Facility Constructions Private Limited	100.00	100.00
9	Fixity Constructions Private Limited	100.00	100.00
10	Flourish Constructions Private Limited	100.00	100.00
11	Frozen Constructions Private Limited	100.00	100.00
12	Garv Constructions Private Limited	100.00	100.00
13	Heather Buildcon Private Limited	100.00	100.00
14	Iris Realtors Private Limited	100.00	100.00
15	Khwahish Constructions Private Limited	100.00	100.00
16	Neo Realtors Private Limited	100.00	100.00

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

S. No.	Name of Subsidiary	Year ended March 31, 2020	Year ended March 31, 2019
(% of share holding)			
17	Neptune Infracon Private Limited	100.00	100.00
18	Numerous Constructions Private Limited	100.00	100.00
19	Omni Farms Private Limited*	100.00	83.00
20	Perpetual Constructions Private Limited	100.00	100.00
21	Placate Constructions Private Limited	100.00	100.00
22	Primacy Constructions Private Limited	100.00	100.00
23	Samarpit Constructions Private Limited	100.00	100.00
24	Shivaye Constructions Private Limited	100.00	100.00
25	Suniyogit Constructions Private Limited	100.00	100.00
26	Sushobhit Constructions Private Limited	100.00	100.00
27	Swarajya Builders Private Limited	100.00	100.00
28	Swarg Constructions Private Limited	100.00	100.00
29	Swarnim Nirman Private Limited**	-	100.00
30	Swabhiman Buildtech Limited***	100.00	-
31	Turbo Realtors Private Limited	100.00	100.00
32	Utsav Constructions Private Limited	100.00	100.00
33	Villa Constructions Private Limited	100.00	100.00
34	Yojna Constructions Private Limited	100.00	100.00

**Note: All the above mentioned subsidiaries are incorporated in India only**

\* During the year Company has acquired 850 equity shares (being 17% of the total equity share capital) of Omni Farms Private Limited in which the Company was already holding 4150 equity shares (being 83% of total equity shares of Omni Farms Private Limited). Consequent upon acquisition, Omni Farms Pvt. Ltd. has become a wholly owned subsidiary w.e.f. 26<sup>th</sup> December, 2019.

\*\*Ceased to be Wholly Owned Subsidiary Company w.e.f. 14<sup>th</sup> March, 2020.

\*\*\* Became Wholly Owned Subsidiary Company w.e.f. 04<sup>th</sup> December, 2019.

### (iii) Revenue Recognition

Revenue is measured at the fair value of the consideration received or receivable for goods supplied and services rendered, net of returns and discounts to customers.

### (a) Real estate projects

The Company derives revenue from execution of real estate projects. Effective from 1<sup>st</sup> April 2018, Revenue from Real Estate project is recognised in accordance with IND AS 115, which establishes a comprehensive framework in determining whether how much and when revenue is to be recognised. IND AS 115 replaces IND AS 18 revenue and IND AS 11 construction contracts which prescribes control approach for revenue recognition as against risk and rewards as per IND AS 18. In accordance with IND AS 115 revenue from real estate projects are recognised upon transfer of control of promised real estate property to customer at an amount that reflects the consideration which the Company expects to receive in exchange for such booking and is based on following 6 steps :

#### 1. Identification of contract with customers:-

The Company accounts for contract with a customer only when all the following criteria are met:

- Parties (i.e. the Company and the customer) to the contract have approved the contract (in writing, orally or in accordance with business practices) and are committed to perform their respective obligations.
- The Company can identify each customer's right regarding the goods or services to be transferred.
- The Company can identify the payment terms for the goods or services to be transferred.
- The contract has commercial substance (i.e. risk, timing or amount of the Company's future cash flow is expected to change as a result of the contract) and
- It is probable that the Company will collect the consideration to which it will be entitled in exchange for the goods or services that will be transferred to the customer. Consideration may not be the same due to discount rate etc.

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

### 2. Identify the separate performance obligation in the contract

Performance obligation is a promise to transfer to a customer.

Goods or services or a bundle of goods or services i.e. distinct or a series of goods or services that are substantially the same and are transferred in the same way.

If a promise to transfer goods or services is not distinct from goods or services in a contract, then the goods or services are combined in a single performance obligation.

The goods or services that are promised to a customer is distinct if both the following criteria are met:

- The customer can benefit from the goods or services either on its own or together with resources that are readily available to the customer (i.e. the goods or services are capable of being distinct) and
- The Company's promise to transfer the goods or services to the customer is separately identifiable from the other promises in the contract i.e the goods or services are distinct within the context of the contract.

### 3. Satisfaction of the performance obligation:-

The Company recognizes revenue when (or as) the Company satisfies a performance obligation by transferring a promised goods or services to the customer.

The real estate properties are transferred when (or as) the customer obtains control of the property.

### 4. Determination of transaction price:-

The transaction price is the amount of consideration to which the Company expects to be entitled in exchange for transferring promised goods or services to customer excluding GST.

The consideration promised in a contract with a customer may include fixed amount, variable amount or both. In determining transaction price, the Company assumes that goods or services will be transferred to the customer as promised in accordance with the existing contract and the contract can't be cancelled renewed or modified.

### 5. Allocating the transaction price to the performance obligation:-

The allocation of the total contract price to various performance obligation are done based on their standalone selling prices. The standalone selling price is the price at which the Company would sell promised goods or services separately to the customers.

### 6. Recognition of revenue when (or as) the Company satisfies a performance obligation:-

Performance obligation is satisfied over time or at a point in time.

Performance obligation is satisfied over time if one of the criteria out of the following three is met:

- The customer simultaneously receives and consumes a benefit provided by the Company's performance as the company performs.
- The Company's performance creates or enhances an asset that a customer controls as asset is created or enhanced or
- The Company's performance doesn't create an asset within an alternative use to the Company and the company has an enforceable right to payment for performance completed to date.

Therefore the revenue recognition for a performance obligation is done over time if one of the criteria is met out of the above three else revenue recognition for a performance obligation is done at point in time.

The Company disaggregate revenue from real estate projects on the basis of nature of revenue.

### (b) Project Management Fee

Project Management fee is accounted as revenue upon satisfaction of performance obligation as per agreed terms.

### (c) Interest Income

Interest due on delayed payments by customers is accounted on accrual basis.

### (d) Dividend income

Dividend income is recognized when the right to receive the payment is established.

### (iv) Borrowing Costs

Borrowing cost that are directly attributable to the acquisition or construction of a qualifying asset (including real estate projects) are considered as part of the cost of the asset/project. All other borrowing costs are treated as period cost and charged to the statement of profit and loss in the year in which incurred.

### (v) Property, Plant and Equipment

#### Recognition and initial measurement

Properties, plant and equipment are stated at their cost of acquisition. The cost comprises purchase price, borrowing cost, if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price. Subsequent costs are included in the asset's carrying amount or recognized as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company. All other repair and maintenance costs are recognized in statement of profit or loss as incurred.

#### Subsequent measurement (depreciation and useful lives)

Depreciation on Property, Plant and Equipment is provided on Straight line method based on the useful life of the asset as specified in Schedule II to the Companies Act, 2013. The management estimates the useful life of the assets as prescribed in Schedule II to the Companies Act, 2013 except in the case of steel shuttering and scaffolding, whose life is estimated as five years.

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

### De-recognition

An item of property, plant and equipment and any significant part initially recognised is derecognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the income statement when the asset is derecognised.

### (vi) Intangible Assets

#### Recognition and initial measurement

Intangible assets are stated at their cost of acquisition. The cost comprises purchase price, borrowing cost, if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price.

#### Subsequent measurement (amortization and useful lives)

Intangible assets comprising of ERP & other computer software are stated at cost of acquisition less accumulated amortization and are amortised over a period of five years on straight line method.

### (vii) Impairment of Non Financial Assets

The Company assesses at each balance sheet date whether there is any indication that an asset may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset. If such recoverable amount of the asset or the recoverable amount of the cash-generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognized in the statement of profit and loss.

### (viii) Financial Instruments

#### (a) Financial assets

##### Initial recognition and measurement

Financial assets are recognised when the Company becomes a party to the contractual provisions of the financial instrument and are measured initially at fair value adjusted for transactional costs.

##### Subsequent measurement

(1) **Financial instrument at amortised cost** - the financial instrument is measured at the amortised cost if both the following conditions are met:

- (a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
- (b) Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. All other debt instruments are measured at Fair Value through other comprehensive income or Fair value through profit and loss based on Company's business model.

(2) **Equity Investment** - All equity investments in scope of IND AS 109 are measured at fair value. Equity instruments which are held for trading and generally classified as at fair value through profit and loss (FVTPL). For all other equity instruments, the Company decides to classify the same either as at fair value through other comprehensive income (FVOCI) or fair value through profit and loss (FVTPL). The Company makes such election on an instrument by instrument basis. The classification is made on initial recognition and is irrevocable.

#### De-recognition of financial assets

A financial asset is primarily de-recognised when the rights to receive cash flows from the asset have expired or the Company has transferred its rights to receive cash flows from the asset.

#### (b) Financial liabilities

##### Initial recognition and measurement

All financial liabilities are recognised initially at fair value and transaction cost that are attributable to the acquisition of the financial liabilities are also adjusted. These liabilities are classified as amortised cost.

##### Subsequent measurement

Subsequent to initial recognition, these liabilities are measured at amortised cost using the effective interest method. These liabilities include borrowings and deposits.

#### De-recognition of financial liabilities

A financial liability is de-recognised when the obligation under the liability is discharged or cancelled or expired. When an existing financial liability is replaced by another from the same lender on substantially different terms or on the terms of an existing liability are substantially modified, such an exchange or modification is treated as the de-recognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit or loss.

#### (c) Impairment of financial assets

The Company assesses on a forward looking basis the expected credit losses associated with its assets carried at amortised cost and FVOCI debt instruments. The impairment methodology applied depends on whether there has been a significant increase in credit risk.

For trade receivable only, the Company applies the simplified approach permitted by IND AS-09 Financial instruments, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

#### (d) Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.



## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

### (ix) Inventories and Projects in progress

#### (a) Inventories

- (i) Building material and consumable stores are valued at lower of cost and net realisable value, which is determined on the basis of the 'First in First out' method.
- (ii) Land is valued at lower of cost and net realisable value, which is determined on average method. Cost includes cost of acquisition and all related costs.
- (iii) Construction work in progress is valued at lower of cost and net realisable value. Cost includes cost of materials, services and other related overheads related to project under construction.
- (iv) Completed real estate project for sale and trading stock are valued at lower of cost and net realisable value. Cost includes cost of land, materials, construction, services and other related overheads.

#### (b) Projects in progress

Projects in progress are valued at lower of cost and net realisable value. Cost includes cost of land, materials, construction, services, borrowing costs and other overheads relating to projects.

### (x) Retirement benefits

- i. Contributions payable by the Company to the concerned government authorities in respect of provident fund, family pension fund and employee state insurance are charged to the statement of profit and loss.
- ii. The Company is having Group Gratuity Scheme with Life Insurance Corporation of India. Provision for gratuity is made based on actuarial valuation in accordance with IND AS-19.
- iii. Provision for leave encashment in respect of unavailed leave standing to the credit of employees is made on actuarial basis in accordance with IND AS-19.
- iv. Actuarial gains/losses resulting from re-measurements of the liability/ asset are included in other comprehensive income.

### (xi) Provisions, contingent assets and contingent liabilities

A provision is recognized when:

- the Company has a present obligation as a result of a past event;
- it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation; and
- a reliable estimate can be made of the amount of the obligation.

A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources. Where there is a possible obligation or a present obligation that the likelihood of outflow of resources is remote, no provision or disclosure is made.

### (xii) Earnings per share

Basic earnings per share are calculated by dividing the total Profit for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year.

For the purpose of calculating diluted earnings per share, the total Profit for the year attributable to equity shareholders and the weighted average number of shares outstanding during the year are adjusted for the effects of all dilutive potential equity share.

### (xiii) Leases

The Company has applied IND AS 116 with effect from 1.4.2019. In accordance with IND AS 116, the Company recognizes right of use assets representing its right to use the underlying asset for the lease term at the lease commencement date. The cost of right of use asset measured at inception shall comprise of the amount of the initial measurement of the lease liability adjusted for any lease payment made at or before commencement date less any lease incentive received plus any initial direct cost incurred and an estimate of cost to be incurred by lessee in dismantling and removing underlying asset or restoring the underlying asset or site on which it is located. The right of use asset is subsequently measured at cost less accumulated depreciation, accumulated impairment losses, if any, and adjusted for any remeasurement of lease liability. The right of use assets is depreciated using the straight line method from the commencement date over the shorter of lease term or useful life of right of use asset. The estimated useful lives of right of use assets are determined on the same basis as those of property, plant and equipment. Right of use assets are tested for impairment whenever there is any indication that their carrying amounts may not be recoverable. Impairment loss, if any, is recognized in statement of profit and loss. The Company measures the lease liability at the present value of the lease payments that are not paid at the commencement date of lease. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined; the Company uses incremental borrowing rate. Lease arrangements, where the risk and rewards incident to ownership of an asset substantially vest with the lessor, are recognised as operating lease. Lease rent under operating lease are charged to statement of profit and loss on a straight line basis over the lease term except where scheduled increase in rent compensate the lessor for expected inflationary costs.

The lease liability is subsequently remeasured by increasing the carrying amount to reflect interest on lease liability, reducing the carrying amount to reflect the lease payments made and remeasuring the carrying amount to reflect any reassessment or lease modification or to reflect revised-in-substance fixed lease payments, the Company recognizes amount of remeasurement of lease liability due to modification as an adjustment to right of use assets and statement of profit and loss depending upon the nature of modification. Where the carrying amount of right of use assets is reduced to zero and there is further reduction in measurement of lease liability, the Company recognizes any remaining amount of the remeasurement in statement of profit and loss.

### (xiv) Income Taxes

- (i) Provision for current tax is made based on the tax payable under the Income Tax Act, 1961. Current income tax relating to items recognised outside profit and loss is recognised outside profit and loss (either in other comprehensive income or in equity).



## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

- (ii) Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period. The carrying amount of deferred tax liabilities and assets are reviewed at the end of each reporting period.

### (xv) Fair value measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs:

- Level 1- Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- Level 2- Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- Level 3- Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognized in the financial statements on a recurring basis, the Company determines whether transfer has occurred between levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

For the purpose of fair value disclosure, the Company has determined classes of assets and liabilities on the basis of nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

### (xvi) Cash and Cash Equivalent

Cash and Cash equivalent in the balance sheet comprises cash at bank and cash on hand, demand deposits and short term deposits which are subject to an insignificant change in value.

The amendment to IND AS-7 requires entities to provide disclosure of change in the liabilities arising from financing activities, including both changes arising from cash flows and non cash changes (such as foreign exchange gain or loss). The Company has provided information for both current and comparative period in cash flow statement.

### (xvii) Business Combinations

The acquisition method of accounting is used to account for all business combinations, except common control transactions, regardless of whether equity instruments or other assets are acquired. The consideration transferred for the acquisition of the transferor companies comprises the –

- fair values of the assets transferred;
- liabilities incurred to the former owners of the acquired business;
- equity interests issued by the Company; and
- fair value of any asset or liability resulting from a contingent consideration arrangement.

Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are with limited exceptions, measured initially at their fair values at the acquisition date.

Acquisition-related costs are expensed as incurred.

The excess of the consideration transferred and acquisition-date fair value of any previous equity interest in the acquired entity over the fair value of the net identifiable assets acquired is recorded as goodwill. If those amounts are less than the fair value of the net identifiable assets of the business acquired, the difference is recognised in other comprehensive income and accumulated in equity as capital reserve provided there is clear evidence of the underlying reasons for classifying the business combination as a bargain purchase. In other cases, the bargain purchase gain is recognised directly in equity as capital reserve.

Where settlement of any part of cash consideration is deferred, the amounts payable in the future are discounted to their present value as at the date of exchange. The discount rate used is the entity's incremental borrowing rate, being the rate at which a similar borrowing could be obtained from an independent financier under comparable terms and conditions.

Contingent consideration is classified either as equity or a financial liability. Amounts classified as a financial liability are subsequently re-measured to fair value with changes in fair value recognised in profit or loss. There is no contingent consideration in respect of all the years presented.

Business combinations involving entities that are controlled by the Company are accounted for using the pooling of interests method as follows:

- The assets and liabilities of the combining entities are reflected at their carrying amounts.
- No adjustments are made to reflect fair values or recognise any new assets or liabilities. Adjustments are only made to harmonise accounting policies.
- The financial information in the financial statements in respect of prior periods is restated as if the business combination had occurred from the beginning of the

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

preceding period in the financial statements, irrespective of the actual date of the combination. In case of Court approved scheme the business combination is recognised from the appointed date following the accounting treatment approved by the Court.

- The balance of the retained earnings appearing in the financial statements of the transferor is aggregated with the corresponding balance appearing in the financial statements of the transferee.
- The identity of the reserves are preserved and the reserves of the transferor become the reserves of the transferee.
- The difference, if any, between the amounts recorded as share capital issued plus any additional consideration in the form of cash or other assets and the amount of share capital of the transferor is transferred to capital reserve and is presented separately from other capital reserves.

### (xviii) Significant management judgement in applying accounting policies and estimation of uncertainty

#### Significant management judgement

When preparing the financial statements, management undertakes a number of judgements, estimates and assumptions about the recognition and measurement of assets, liabilities, income and expenses.

#### Estimation of uncertainty related to global health pandemic from COVID-19

The Company has considered the possible effects that may result from pandemic related to COVID-19 on the carrying amount of financial assets including trade receivables. In developing the assumptions relating to the possible future uncertainties in global economic conditions because of the pandemic, the Company as at the date of approval of these financial statements have used internal and external source of information on the expected future performance of the company and based on estimates the Company expects that the carrying amount of financial assets will be recovered and the Company do not expect any significant impact of COVID-19 on the company's financial statements as at the date of approval of these financial statements.

The following are significant management judgement in applying the accounting policies of the Company that have the most significant effect on the financial statements.

#### (a) Recognition of deferred tax assets

The extent to which deferred tax assets can be recognized is based on an assessment of the probability of the Company's future taxable income against which the deferred tax assets can be utilised.

#### (b) Estimation of uncertainty

##### (a) Recoverability of advances/receivables

At each balance sheet date, based on historical default rates observed over expected life, the management assesses the expected credit loss on outstanding receivables and advances.

##### (b) Defined Benefit Obligation (DBO)

Management's estimate of the DBO is based on a number of critical underlying assumptions such as standard rates of assumptions such as standard rates of inflation, medical

cost trends, mortality, discount rate and anticipation of future salary increases. Variation in these assumptions may significantly impact the DBO amount and the annual defined benefit expenses.

#### (c) Provisions

At each balance sheet date on the basis of management judgment, changes in facts and legal aspects, the Company assesses the requirement of provisions against the outstanding warranties and guarantees. However the actual future outcome may be different from this judgment.

#### (d) Inventories

Inventory is stated at the lower of cost and net realisable value (NRV).

NRV for completed inventory is assessed including but not limited to market conditions and prices existing at the reporting date and is determined by the Company based on net amount that it expects to realise from the sale of inventory in the ordinary course of business.

NRV in respect of inventories under construction is assessed with reference to market prices (by referring to expected or recent selling price) at the reporting date less estimated costs to complete the construction, and estimated cost necessary to make the sale. The costs to complete the construction are estimated by management.

#### (e) Fair value measurements

Management applies valuation techniques to determine the fair value of financial instruments (where active market quotes are not available) and non-financial assets. This involves developing estimates and assumptions consistent with how market participants would price the instrument / assets. Management bases its assumptions on observable data as far as possible but this may not always be available. In that case Management uses the best relevant information available. Estimated fair values may vary from the actual prices that would be achieved in an arm's length transaction at the reporting date.

#### (f) Lease

The Company evaluates if an arrangement qualifies to be a lease as per the requirements of IND AS 116. Identification of a lease requires significant judgment. The Company uses significant judgment in assessing the lease term (including anticipated renewals) and the applicable discount rate.

The Company determines the lease term as the non-cancellable period of lease, together with both periods covered by an option to extend the lease if the company is reasonably certain to exercise that option and periods covered by an option to terminate the lease if the company is reasonably certain not to exercise that option. In exercising whether the Company is reasonably certain to exercise an option to extend a lease or to exercise an option to terminate the lease, it considers all relevant facts and circumstances that create an economic incentive for the Company to exercise the option to extend the lease or to exercise the option to terminate the lease. The Company revises lease term, if there is change in non-cancellable period of lease. The discount rate used is generally base on incremental borrowing rate.

#### (g) Classification of assets and liabilities into current and non-current

The Management classifies assets and liabilities into current and non-current categories based on its operating cycle.

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

### 2. PROPERTY, PLANT AND EQUIPMENTS

Particulars	Buildings	Plant & Machinery	Furniture & Fixtures	Office Equipments	Computers	Vehicles	Total Tangible	Software	Total Intangible	Total
Gross Carrying Value as on 01.04.2018	2,49,02,452	55,20,362	1,03,20,970	1,25,15,453	37,07,668	96,11,924	6,65,78,828	26,84,138	26,84,138	6,92,62,966
Addition	-	-	-	25,259	48,054	13,10,981	13,84,294	-	-	13,84,294
Deletions	-	-	-	-	-	-	-	-	-	-
Gross Carrying Value as on 31.03.2019	2,49,02,452	55,20,362	1,03,20,970	1,25,40,712	37,55,722	1,09,22,905	6,79,63,123	26,84,138	26,84,138	7,06,47,261
Accumulated Depreciation as on 01.04.2018	45,40,470	13,79,855	80,11,395	1,08,98,473	32,65,268	92,03,925	3,72,99,386	21,71,633	21,71,633	3,94,71,018
Depreciation for the period	3,78,645	3,75,483	9,79,772	2,29,066	2,03,127	1,94,898	23,60,991	98,327	98,327	24,59,318
Deductions/Adjustments	-	-	-	-	-	-	-	-	-	-
Accumulated Depreciation as on 31.03.2019	49,19,115	17,55,338	89,91,167	1,11,27,539	34,68,395	93,98,823	3,96,60,376	22,69,960	22,69,960	4,19,30,336
Gross Carrying Value as on 01.04.2019	2,49,02,452	55,20,362	1,03,20,970	1,25,40,712	37,55,722	1,09,22,905	6,79,63,123	26,84,138	26,84,138	7,06,47,261
Addition	-	-	-	54,253	69,856	17,73,110	1,24,109	-	-	1,24,109
Deletions	-	-	-	-	-	-	-	-	-	-
Gross Carrying Value as on 31.03.2020	2,49,02,452	55,20,362	1,03,20,970	1,25,94,965	38,25,578	91,49,795	6,63,14,122	26,84,138	26,84,138	6,89,98,260
Accumulated Depreciation as on 01.04.2019	49,19,115	17,55,338	89,91,167	1,11,27,539	34,68,395	93,98,823	3,96,60,376	22,69,960	22,69,960	4,19,30,336
Depreciation for the period	3,78,645	3,44,009	9,12,382	2,29,865	1,90,591	1,55,679	22,11,170	98,327	98,327	23,09,497
Deductions/Adjustments	-	-	-	-	-	16,84,454	16,84,454	-	-	16,84,454
Accumulated Depreciation as on 31.03.2020	52,97,760	20,99,347	99,03,548	1,13,57,404	36,58,986	78,70,048	4,01,87,093	23,68,286	23,68,286	4,25,55,379
Net Carrying Value as on 31.03.2019	1,99,83,337	37,65,024	13,29,804	14,13,173	2,87,327	15,24,082	2,83,02,746	4,14,178	4,14,178	2,87,16,925
Net Carrying Value as on 31.03.2020	1,96,04,691	34,21,015	4,17,422	12,37,561	1,66,592	12,79,747	2,61,27,029	3,15,852	3,15,852	2,64,42,880

Note:

Right of Use Assets	
Balance as at 1 <sup>st</sup> April, 2019	3,31,58,211
Depreciation for the year	43,24,984
Closing Balance as at 31 <sup>st</sup> March, 2020	2,88,33,227

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

### 3 Non Current Investments

Amount (in Rs.)

Particulars	As at 31.03.2020	As at 31.03.2019
Other Investments		
Investment in Quoted Equity Instruments measured at fair value through statement of profit & loss		
In Other Companies		
11500 (11500) Equity Shares of Rs 10/- each fully paid up in Union Bank of India Limited	3,30,625	10,98,250
2494 (2494) Equity Shares of Rs 10/- each fully paid up in Punjab National Bank Limited	80,681	2,37,928
Investment in Equity Instruments- Unquoted, at cost		
1 (1) Equity Shares of Rs 100/- each fully paid up in Surya Season Foods Private Limited	1,002	1,002
<b>Total</b>	<b>4,12,308</b>	<b>13,37,180</b>
Aggregate amount of unquoted investments	1,002	1,002
Aggregate amount of cost of quoted investments	2,95,060	2,95,060
Aggregate fair value of quoted investment measured through statement of profit & loss	4,11,306	13,36,178

### 4 Other Non-current Financial Assets

Amount (in Rs.)

Particulars	As at 31.03.2020	As at 31.03.2019
Security Deposits (Unsecured Considered Good)	19,62,700	19,62,700
Direct Tax Refundable (Net of Provisions)	4,79,61,656	3,65,51,905
<b>Total</b>	<b>4,99,24,356</b>	<b>3,85,14,605</b>

### 5 Deferred Tax Assets

Amount (in Rs.)

Particulars	As at 31.03.2020	As at 31.03.2019
Component of deferred tax assets/(liabilities)		
Deferred Tax Assets		
Effect of transitional impact of adoption of IND AS 115	67,57,172	67,57,172
Effect of transitional impact of adoption of IND AS 116	5,75,675	-
Employee Benefits	17,76,441	19,51,974
Other items on account of IND AS Adjustments	9,05,671	8,14,176
Provision for Branding Fees	-	1,00,21,610
<b>Total</b>	<b>1,00,14,959</b>	<b>1,95,44,931</b>
Deferred Tax liability		
Property, Plant & Equipment	46,16,872	76,01,863
<b>Total</b>	<b>46,16,872</b>	<b>76,01,863</b>
<b>Net Deferred Tax Assets</b>	<b>53,98,087</b>	<b>1,19,43,068</b>

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

The movement on the deferred tax account as follows:

Amount (in Rs.)

Particulars	As at 31.03.2020	As at 31.03.2019
At the beginning of the year	1,19,43,068	18,04,087
Add: Transitional IND AS 115 impact	-	67,57,172
Add: Transitional IND AS 116 impact (Refer Note 37)	5,75,675	-
Credit/(Charge) to Profit & Loss Account	30,78,807	35,05,876
Credit/(Charge) on Branding Fees	(1,00,21,607)	-
Credit/(Charge) on Other Comprehensive Income	(1,77,856)	(1,24,067)
At the end of the year	53,98,087	1,19,43,068

### 6 Inventories

Amount (in Rs.)

Particulars	As at 31.03.2020	As at 31.03.2019
Land ( Including development cost)	18,27,94,236	18,27,94,236
Building Materials and consumables	1,59,95,105	1,73,08,570
Completed Real Estate Projects	42,94,09,425	30,98,88,455
Project in Progress	1,75,39,30,996	1,87,29,92,759
Total	2,38,21,29,761	2,38,29,84,020

### 7 Trade Receivables

Amount (in Rs.)

Particulars	As at 31.03.2020	As at 31.03.2019
( Unsecured)		
Considered Good	28,74,95,783	34,40,47,819
Total	28,74,95,783	34,40,47,819

### 8 Cash & Cash Equivalents

Amount (in Rs.)

Particulars	As at 31.03.2020	As at 31.03.2019
Balances with banks :		
In Current Accounts	74,67,85,802	54,83,53,104
In Deposit Account with Maturity of less than three months	10,82,59,735	5,42,43,685
Cash on hand	74,75,055	86,70,036
Cheques on hand	1,92,19,638	2,88,69,638
Stamps in hand	13,10,494	1,77,219
Total	88,30,50,724	64,03,13,682

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

## 9 Other Bank Balances

Amount (in Rs.)

Particulars	As at 31.03.2020	As at 31.03.2019
In Earmarked Accounts		
Unpaid Dividend Account	34,88,931	31,48,094
Deposits held as margin money / earnest Money with original maturity of more than three months but less than equal to twelve months*	2,85,57,297	2,65,66,836
Deposits with original maturity of more than three months but less than equal to twelve months	2,59,61,702	18,79,70,487
<b>Total</b>	<b>5,80,07,930</b>	<b>21,76,85,417</b>

\*Includes deposits of Rs. 106.29 lakhs from City Cooperative Bank Limited, against overdraft facility of Rs. 46.07 lakhs. The said Bank has discontinued its operations, however the Company has applied for repayment of fixed deposit after adjustment of the balance outstanding in the overdraft account. A writ petition is also pending in respect of the same in Hon'ble Allahabad High Court.

## 10 Current Loans

Amount (in Rs.)

Particulars	As at 31.03.2020	As at 31.03.2019
(Unsecured considered good unless otherwise stated)		
Corporate Loan to Related Party (Repayable on demand)	30,65,15,071	14,00,11,137
<b>Total</b>	<b>30,65,15,071</b>	<b>14,00,11,137</b>

## 10.1 Particulars in respect of loan to related party:

S. No.	Name of Company	Balance as at 31 <sup>st</sup>		Maximum Outstanding as at 31 <sup>st</sup>	
		March, 2020	March, 2019	March, 2020	March, 2019
1	Eldeco Infrastructure & Properties Limited	30,65,15,071	14,00,11,137	30,65,15,071	14,00,11,137

## 11 Other Current Financial Assets

Amount (in Rs.)

Particulars	As at 31.03.2020	As at 31.03.2019
Interest Accrued and due on Bank's FDRs having original maturity of less than equal to 12 months	3,79,37,875	1,79,05,644
<b>Total</b>	<b>3,79,37,875</b>	<b>1,79,05,644</b>

## 12 Other Current Assets

Amount (in Rs.)

Particulars	As at 31.03.2020	As at 31.03.2019
(Unsecured considered good unless otherwise stated)		
Advance against goods, services and others		
Advance for projects	22,19,94,103	24,59,32,470
Other Advances	10,89,76,785	14,57,09,876
Prepaid Expenses	12,93,109	15,83,255
Balance with Govt/ statutory authorities	16,21,24,208	7,19,18,318
<b>Total</b>	<b>49,43,88,205</b>	<b>46,51,43,919</b>



## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

### 13 EQUITY SHARE CAPITAL

#### (a) Authorised

Particulars	No. of Shares		Amount (in Rs.)	
	As at 31.03.2020	As at 31.03.2019	As at 31.03.2020	As at 31.03.2019
<b>Equity Shares of Rs. 10 each</b>				
At the beginning of the period	2,80,50,000	2,80,50,000	28,05,00,000	28,05,00,000
Add: Additions during the period	-	-	-	-
Less: Reduction during the period	-	-	-	-
At the end of the period	2,80,50,000	2,80,50,000	28,05,00,000	28,05,00,000
<b>Preference Shares of Rs. 10 each</b>				
At the beginning of the period	1,75,00,000	1,75,00,000	17,50,00,000	17,50,00,000
Add: Additions during the period	-	-	-	-
Less: Reduction during the period	-	-	-	-
At the end of the period	1,75,00,000	1,75,00,000	17,50,00,000	17,50,00,000
<b>Grand Total</b>	<b>4,55,50,000</b>	<b>4,55,50,000</b>	<b>45,55,00,000</b>	<b>45,55,00,000</b>

**Note:** In earlier years Authorised Share Capital was increased by 3,55,50,000, being Equity Shares increased by 1,80,50,000 and Preference Shares increased by 1,75,00,000 of Rs. 10 each pursuant to the Amalgamation of Eldeco City Limited, Halwasiya Agro Industries Limited and MAK Sales Private Limited with the Company by the Order of Hon'ble National Company Law Tribunal, Allahabad bench, Allahabad & Honble High Court of Punjab and Haryana at Chandigarh.

#### (b) Issued, Subscribed and Paid up

Particulars	No. of Shares		Amount (in Rs.)	
	As at 31.03.2020	As at 31.03.2019	As at 31.03.2020	As at 31.03.2019
<b>Equity Shares of Rs. 10 each fully paid up</b>				
At the beginning of the period	19,66,600	19,66,600	1,96,66,000	1,96,66,000
Add: Additions during the period	-	-	-	-
Less: Reduction during the period	-	-	-	-
At the end of the period	19,66,600	19,66,600	1,96,66,000	1,96,66,000
<b>Total</b>	<b>19,66,600</b>	<b>19,66,600</b>	<b>1,96,66,000</b>	<b>1,96,66,000</b>

#### (c) Details of shareholders holding more than 5% shares in the Company

Name of the Shareholder	No. of Shares		Percentage	
	As at 31.03.2020	As at 31.03.2019	As at 31.03.2020	As at 31.03.2019
Mr. Pankaj Bajaj	10,68,267	10,68,267	54.32	54.32

The aforesaid disclosure is based upon percentages computed separately for class of shares outstanding, as at the balance sheet date. As per records of the Company, including its register of shareholders/members and other declarations received from shareholders regarding beneficial interest, the above shareholding represents both legal and beneficial ownerships of shares.

#### 13.1 Terms/rights attached to paid up equity shares

The Company has only one class of equity shares having a par value of Rs 10/-. Each holder of equity shares is entitled to one vote per share. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

13.2 During the year ended 31<sup>st</sup> March, 2020 the Company have paid following dividend :

S. No.	Nature of Dividend	Date of Declaration	Amount of Dividend	Dividend Tax Thereon
1	Final Dividend	27.09.2019	3,44,15,500	70,75,017
2	Interim Dividend	03.03.2020	3,44,15,500	70,75,017

## 14 OTHER EQUITY

Amount (in Rs.)

Particulars	As at 31.03.2020	As at 31.03.2019
<b>Security Premium Reserve</b>		
Balance at the beginning of the year	10,29,77,318	10,29,77,318
<b>Closing Balance</b>	<b>10,29,77,318</b>	<b>10,29,77,318</b>
<b>Capital Reserve</b>		
Balance at the beginning of the year	1,33,600	1,33,600
<b>Closing Balance</b>	<b>1,33,600</b>	<b>1,33,600</b>
<b>General Reserve</b>		
Balance at the beginning of the year	14,90,05,709	14,90,05,709
Addition during the year	3,00,00,000	-
<b>Closing Balance</b>	<b>17,90,05,709</b>	<b>14,90,05,709</b>
<b>Surplus in Statement of Profit &amp; Loss Account</b>		
Balance at the beginning of the year	1,52,77,23,302	1,20,79,74,377
Less: Transitional impact of adoption of IND AS 115	-	(1,69,71,498)
Less: Transitional impact of adoption of IND AS 116 (Net of Deferred Tax of Rs. 5,75,675) Refer Note 37	(17,11,655)	-
Less: Transferred to General Reserve	(3,00,00,000)	-
Add: Profit during the year	39,17,95,390	36,63,07,344
Add: Adjustment on account of acquisition of subsidiary	(6,16,516)	-
Add: Adjustment on account of sale of subsidiary	1,69,790	-
Less: Dividend Paid	(3,44,15,500)	(2,45,82,500)
Less: Interim Dividend Paid	(3,44,15,500)	-
Less: Tax on Dividend Paid	(1,41,50,034)	(50,04,420)
<b>Closing Balance</b>	<b>1,80,43,79,277</b>	<b>1,52,77,23,302</b>
<b>Other Comprehensive Income(OCI)</b>		
Balance at the beginning of the year	3,88,328	90,748
Addition during the year	5,28,819	2,97,580
<b>Closing Balance</b>	<b>9,17,147</b>	<b>3,88,328</b>

## 15 Other Financial Liabilities - Non Current

Amount (in Rs.)

Particulars	As at 31.03.2020	As at 31.03.2019
Security deposits received	1,05,85,057	1,46,77,325
<b>Total</b>	<b>1,05,85,057</b>	<b>1,46,77,325</b>

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

### 16 Other Liabilities - Non Current

Amount (in Rs.)

Particulars	As at 31.03.2020	As at 31.03.2019
Deferred Income	26,19,883	21,15,115
<b>Total</b>	<b>26,19,883</b>	<b>21,15,115</b>

### 17 Provisions-Non Current

Amount (in Rs.)

Particulars	As at 31.03.2020	As at 31.03.2019
Gratuity	56,68,892	54,85,197
Leave Encashment	12,34,167	12,24,481
<b>Total</b>	<b>69,03,059</b>	<b>67,09,678</b>

### 18 Borrowings - Current

Amount (in Rs.)

Particulars	As at 31.03.2020	As at 31.03.2019
<b>Secured</b>		
<b>Working Capital Loan</b>		
From Banks*	46,07,280	46,07,280
<b>Total</b>	<b>46,07,280</b>	<b>46,07,280</b>

#### Nature of Security of Working Capital & Short Term Loan from Bank :

- Residential and Commercial Land with construction of site office and surrounded by boundary wall and gate at Faizullahganj Mohibullapur Sitapur Road, near Janakipuram flyover, Lucknow bearing khasra no. 58,59,60,& 85 measuring 15141.54 sq. mts. Land having khasra no. 703,704 & 851 ka Haiwat Mau Mawaiya, Pargana Bijnor, Ward Ibrahimpur, Raibareilly Road, Lucknow.
- Further Secured by personal guarantee of Shri Pankaj Bajaj (Chairman cum Managing Director) & Shri Shiv Kumar Garg.
- Further Secured by First Charge on Block Assets of the Company.
- In overdraft account secured against lien on bank Fixed Deposits and personal guarantee of Directors.
- MCLR 1yr (8.45% as at 01.08.18) +2.35%+1% i.e 11.80% in terms of L&A Cir no 100/2017 dated 16.11.17 for internal rating A4 and external rating unrated.

\*Includes overdraft facility of Rs. 46.07 lakhs from City Cooperative Bank Limited, against fixed deposit of Rs. 106.29 lakhs. The said Bank has discontinued its operations, however the company has applied for repayment of fixed deposit after adjustment of the balance outstanding in the overdraft account. A writ petition is also pending in respect of the same in Hon'ble Allahabad High Court.

### 19 Trade payables

Amount (in Rs.)

Particulars	As at 31.03.2020	As at 31.03.2019
<b>Other Trade Payables</b>		
Total outstanding dues of micro enterprises and small enterprises	-	-
Total outstanding dues of trade payables and acceptance other than above	35,99,57,525	33,43,98,812
<b>Total</b>	<b>35,99,57,525</b>	<b>33,43,98,812</b>

The Information as required to be disclosed under The Micro, Small and Medium enterprises Development Act, 2006 ("the Act") has been determined to the extent such parties have been identified by the Company, on the basis of information and records available with them. This information has been relied upon by the auditors.

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

Particulars	As at 31.03.2020	As at 31.03.2019
a) the principal amount and the interest due thereon (to be shown separately) remaining unpaid to any supplier at the end of each accounting year:		
- Principal Amount	-	-
- Interest due	-	-
b) the amount of interest paid by the buyer in terms of section 16 of the Micro, Small and Medium Enterprises Development Act, 2006, along with the amount of the payment made to the supplier beyond the appointed date during each accounting year.	-	-
c) the amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under the Micro, Small and Medium Enterprises Development Act, 2006.	-	-
d) the amount of interest accrued and remaining unpaid at the end of each accounting year; and	-	-
e) the amount of further interest remaining due and payable even in the succeeding years until such date when the interest due above are actually paid to the small enterprises, for the purpose of disallowance of a deductible expenditure under section 23 of the Micro, Small and Medium Enterprises Development Act, 2006.	-	-

### 20 Other Current Financial Liabilities

Amount (in Rs.)

Particulars	As at 31.03.2020	As at 31.03.2019
Book Overdraft	62,76,364	33,01,812
Security Deposit Received	3,97,28,353	3,89,51,572
Due to Directors	16,02,500	14,56,000
Due to Employees	2,46,963	60,422
Unclaimed Dividend*	34,85,794	31,44,957
<b>Total</b>	<b>5,13,39,973</b>	<b>4,69,14,762</b>

\* Appropriate amounts shall be transferred to Investor Education & Protection Fund if and when due.

### 21 Other Current Liabilities

Amount (in Rs.)

Particulars	As at 31.03.2020	As at 31.03.2019
Advance from Customers and others	2,10,07,06,328	2,09,74,12,724
Statutory Dues Payable	1,16,78,746	91,35,765
Income	7,37,002	18,90,314
<b>Total</b>	<b>2,11,31,22,075</b>	<b>2,10,84,38,803</b>

### 22 Short Term Provisions

Amount (in Rs.)

Particulars	As at 31.03.2020	As at 31.03.2019
Gratuity	2,91,866	7,32,960
Leave Encashment	1,43,992	2,50,696
<b>Total</b>	<b>4,35,858</b>	<b>9,83,656</b>

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

### 23 Current Tax Liabilities

Amount (in Rs.)

Particulars	As at 31.03.2020	As at 31.03.2019
Provision for Tax (Net of Prepaid Taxes)	1,17,446	3,26,85,482
<b>Total</b>	<b>1,17,446</b>	<b>3,26,85,482</b>

### 24 Revenue from Operations

Amount (in Rs.)

Particulars	For the year ended 31 <sup>st</sup> March, 2020	For the year ended 31 <sup>st</sup> March, 2019
<b>Operating Income</b>		
Income from Real Estate Projects	1,25,94,17,330	1,65,61,69,426
Other Operating Income	2,58,51,784	2,57,74,502
<b>Total</b>	<b>1,28,52,69,114</b>	<b>1,68,19,43,928</b>

The Disclosures as required by IND-AS 115 are as under:

Amount (in Rs.)

Particulars	For the year ended 31 <sup>st</sup> March, 2020	For the year ended 31 <sup>st</sup> March, 2019
<b>The Company disaggregates revenue as under</b>		
<b>Revenue from operations (Domestic)</b>		
Income from Real Estate Projects	1,25,94,17,330	1,65,61,69,426
Other Operating Income	2,58,51,784	2,57,74,502
<b>Total</b>	<b>1,28,52,69,114</b>	<b>1,68,19,43,928</b>

**Note:** While disclosing the aggregate amount of transaction price yet to be recognised as revenue towards unsatisfied (or partially satisfied) performance obligations, the Company has applied the practical expedient in IND AS 115. The aggregate value of transaction price allocated to unsatisfied (or partially satisfied) performance obligation is Rs. 210,07,06,328 (Previous year Rs. 209,74,12,724) which is expected to be recognised as revenue in the subsequent years, however revenue to be recognised in next one year is not ascertainable due to nature of industry in which the Company is operating.

Advance against unsatisfied (or partially satisfied) performance obligations:

Amount (in Rs.)

Particulars	For the year ended 31 <sup>st</sup> March, 2020	For the year ended 31 <sup>st</sup> March, 2019
<b>Advances at the beginning of the year</b>	<b>2,09,74,12,724</b>	<b>2,18,16,48,503</b>
Add: Increase in advance due to implementation of IND AS 115	-	51,24,58,521
Less: Revenue recognised during the year	1,28,52,69,114	1,68,19,43,928
Add: Advance received during the year from customers(Net)	1,28,85,62,718	1,08,52,49,628
<b>Advances at the end of the year</b>	<b>2,10,07,06,328</b>	<b>2,09,74,12,724</b>

Reconciliation of revenue recognised with the contracted price is as follows:

Amount (in Rs.)

Particulars	For the year ended 31 <sup>st</sup> March, 2020	For the year ended 31 <sup>st</sup> March, 2019
Gross Value of Contract Price	1,30,75,81,205	1,72,05,62,324
Less: Reduction towards variable consideration components	2,23,12,091	3,86,18,396
<b>Revenue from operations as recognised</b>	<b>1,28,52,69,114</b>	<b>1,68,19,43,928</b>

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

### 25 Other Income

Amount (in Rs.)

Particulars	For the year ended 31 <sup>st</sup> March, 2020	For the year ended 31 <sup>st</sup> March, 2019
<b>Interest Income</b>		
On Bank Deposits	4,33,13,764	2,90,11,597
On Corporate Loan to related party	1,83,37,705	95,66,986
Others	21,347	1,08,35,651
<b>Other Non - Operating Income</b>		
Rent Received (Net)	30,34,479	31,34,055
Misc. Receipts	2,71,143	3,91,298
Profit on sale of fixed assets	1,51,344	-
Gain on Financial Assets carried through FVTPL	-	15,976
Liabilities/Provisions no longer required written back	47,51,747	33,95,700
<b>Total</b>	<b>6,98,81,529</b>	<b>5,63,51,263</b>

### 26 Cost of Materials Consumed and other related Project Cost

Amount (in Rs.)

Particulars	For the year ended 31 <sup>st</sup> March, 2020	For the year ended 31 <sup>st</sup> March, 2019
<b>Inventories at the beginning of the year</b>		
Building Material and consumables	1,73,08,570	2,38,82,541
Land	18,27,94,236	18,20,94,236
	<b>20,01,02,806</b>	<b>20,59,76,776</b>
<b>Add: Incurred during the year</b>		
Land Development and other Rights	15,43,35,424	23,74,39,495
Building Material Purchases	10,75,65,502	17,50,53,889
Expenses through Contractors	29,85,61,732	33,39,53,809
Architect's Fees	42,85,156	34,73,816
Water and Electricity	1,11,82,536	1,07,43,274
Plan Approval & External Development Fees	5,38,278	8,46,07,047
Other Project Expenses	4,57,50,070	7,62,93,054
Depreciation	2,00,705	2,00,705
Cost of Finished Goods	22,20,489	16,04,908
Maintenance of Completed Projects	1,27,09,343	1,14,96,512
	<b>63,73,49,233</b>	<b>93,48,66,509</b>
<b>Less: Inventories at the end of the year</b>		
Building Materials and Consumables	1,59,95,105	1,73,08,570
Land	18,27,94,236	18,27,94,236
	<b>19,87,89,341</b>	<b>20,01,02,806</b>
<b>Cost of Material Consumed, construction &amp; other Related Project Cost</b>	<b>63,86,62,698</b>	<b>94,07,40,479</b>



## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

### 27 Changes in Inventories of Finished Goods and Project in Progress

Amount (in Rs.)

Particulars	For the year ended 31 <sup>st</sup> March, 2020	For the year ended 31 <sup>st</sup> March, 2019
<b>Inventories at the beginning of the year</b>		
Completed real estate projects	42,17,29,908	20,28,15,556
Projects in Progress	1,79,88,82,873	2,05,69,75,500
	<b>2,22,06,12,781</b>	<b>2,25,97,91,056</b>
<b>Inventories at the end of the year</b>		
Completed real estate projects	50,10,26,417	42,17,29,908
Project in progress	1,72,00,45,570	1,79,88,82,873
	<b>2,22,10,71,987</b>	<b>2,22,06,12,782</b>
<b>Change in Inventories of finished goods and Project in Progress</b>	<b>(4,59,206)</b>	<b>3,91,78,274</b>

### 28 Employee Benefit Expenses

Amount (in Rs.)

Particulars	For the year ended 31 <sup>st</sup> March, 2020	For the year ended 31 <sup>st</sup> March, 2019
Salaries, Wages, Allowance and Bonus	3,82,29,328	3,73,70,836
Contribution to Provident and Other Funds	40,90,608	47,68,366
Directors Remuneration	1,00,00,000	50,00,000
Staff Welfare Expenses	5,84,623	4,80,071
<b>Total</b>	<b>5,29,04,559</b>	<b>4,76,19,273</b>

### 29 Finance Cost

Amount (in Rs.)

Particulars	For the year ended 31 <sup>st</sup> March, 2020	For the year ended 31 <sup>st</sup> March, 2019
Interest on Secured Loans	37,277	10,16,909
Other Interest	57,04,101	1,77,15,574
Bank Charges	5,87,636	1,33,777
Interest on lease liabilities	26,95,111	-
<b>Total</b>	<b>90,24,126</b>	<b>1,88,66,260</b>

### 30 Depreciation

Amount (in Rs.)

Particulars	For the year ended 31 <sup>st</sup> March, 2020	For the year ended 31 <sup>st</sup> March, 2019
Depreciation	23,09,497	24,59,318
Less: Depreciation Transfer to Cost of Constructions	2,00,705	2,00,705
Amortisation of Right of use asset	43,24,984	-
<b>Total</b>	<b>64,33,777</b>	<b>22,58,613</b>

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

### 31 Other Expenses

Amount (in Rs.)

Particulars	For the year ended 31 <sup>st</sup> March, 2020	For the year ended 31 <sup>st</sup> March, 2019
<b>Administrative Expenses</b>		
Rent	2,57,118	16,805
Operating lease	-	55,58,400
Insurance	5,30,391	3,77,167
Auditors Remuneration	6,40,000	4,65,000
Directors Sitting Fees	2,90,000	2,10,000
Postage , Courier & Telephone	6,86,139	7,11,624
Travelling and Conveyance	15,79,822	22,61,282
Legal & Professional charges	1,61,51,406	1,61,99,486
Printing and Stationery	6,69,401	7,62,373
Repair and Maintenance Building	57,13,105	58,03,729
Repair and Maintenance Others	26,67,294	26,86,182
Water and Electricity	19,27,994	18,84,891
VAT/GST Paid	9,73,472	34,86,399
Other Expenses	7,38,375	43,03,884
Loss on Financial Assets carried through FVTPL	9,24,872	-
CSR Expenses	15,35,269	8,14,698
	<b>3,52,84,658</b>	<b>4,55,41,920</b>
<b>Selling Expenses</b>		
Advertisement and Publicity	75,06,207	72,71,834
Commission and Brokerage	4,04,68,098	4,25,18,075
Business Promotion & Discount	21,50,840	44,62,057
Branding Fee	3,77,71,220	4,94,14,869
	<b>8,78,96,364</b>	<b>10,36,66,835</b>
<b>Total</b>	<b>12,31,81,022</b>	<b>14,92,08,755</b>

### 32 Income Tax

Amount (in Rs.)

Particulars	For the year ended 31 <sup>st</sup> March, 2020	For the year ended 31 <sup>st</sup> March, 2019
<b>Tax expense comprises of :</b>		
Current Income Tax	12,42,41,858	16,04,67,562
Deferred tax	69,42,802	(35,05,876)
Tax adjustments for earlier years(net)	24,23,617	4,65,187
<b>Total</b>	<b>13,36,08,278</b>	<b>15,74,26,873</b>

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

The major components of Income tax expense and the reconciliation of expected tax expense based on the domestic effective tax rate of the company at 25.168% previous year 29.120 % and the reported tax expense in statement of profit and loss are as follows :

Amount (in Rs.)

Particulars	For the year ended 31 <sup>st</sup> March, 2020	For the year ended 31 <sup>st</sup> March, 2019
Accounting profit before tax	52,54,03,667	54,04,23,536
Applicable tax rate	25.168%	29.120%
Computed tax expense	13,22,33,595	15,73,71,334
<b>Tax effect of :</b>		
Expenses disallowed (net)	12,81,644	39,72,316
Effect of expenses allowed on payment basis	(1,04,58,371)	(1,96,415)
Other adjustments including IND AS adjustments	11,84,990	(6,79,673)
<b>Current Tax Provision (A)</b>	<b>12,42,41,859</b>	<b>16,04,67,562</b>
Incremental Deferred tax assets on account of tangible and intangible fixed assets	(57,66,930)	76,49,144
Decremental of Deferred tax assets on account of other items	26,88,123	(1,11,55,020)
Decremental of Deferred tax assets on Branding Fees	1,00,21,609	-
<b>Deferred Tax Provision (B )</b>	<b>69,42,802</b>	<b>(35,05,876)</b>
Tax Adjustments for earlier years	24,23,617	4,65,187
<b>Tax Adjustments for earlier years (C )</b>	<b>24,23,617</b>	<b>4,65,187</b>
<b>Tax expense recognised in statement of profit and loss (A+B+C)</b>	<b>13,36,08,278</b>	<b>15,74,26,873</b>

### 33 Earning Per Share (EPS)

Amount (in Rs.)

Particulars	For the year ended 31 <sup>st</sup> March, 2020	For the year ended 31 <sup>st</sup> March, 2019
<b>Basic and Diluted Earnings Per Share</b>		
Profit attributable to equity shareholders (in Rs.)	39,17,95,390	36,63,07,344
Equity shares outstanding at the year end	19,66,600	19,66,600
Nominal value per share (in Rs.)	10	10
Earnings per equity share		
Basic	199.22	186.26
Diluted	199.22	186.26

### 34 Payment to Auditors:

Amount (in Rs.)

Particulars	For the year ended 31 <sup>st</sup> March, 2020	For the year ended 31 <sup>st</sup> March, 2019
Audit Fee	6,40,000	4,65,000
<b>Total</b>	<b>6,40,000</b>	<b>4,65,000</b>

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

### 35 Contingent Liabilities

Amount (in Rs.)

Particulars	For the year ended 31 <sup>st</sup> March, 2020	For the year ended 31 <sup>st</sup> March, 2019
<b>(a) Claims against the company not acknowledge as debt</b>		
1. Income Tax	-	5,43,003
2. Sales Tax/Vat	1,71,33,254	1,20,28,249
<b>(b) Guarantees</b>		
1. Earnest Money	1,00,000	1,00,000
2. Bank Guarantee	10,00,000	-

**36** Balances of trade receivables, trade payable, loan/advances given and other financial and non financial assets and liabilities are subject to reconciliation and confirmation from respective parties. The balance of said trade payable, loan/advances given and other financial and non financial assets and liabilities are taken as shown by the books of accounts. The ultimate outcome of such reconciliation and confirmation cannot presently be determined, therefore no provision for any liability that may result out of such reconciliation and confirmation has been made in the financial statement, the financial impact of which is unascertainable due to the reasons as above stated.

**37** The Ministry of Corporate Affairs (MCA) through Companies (Indian Accounting Standards) Amendments Rules, 2019 and Companies (Indian Accounting Standards) Second Amendment Rules has notified IND AS 116 'Lease' which replaces existing lease Standard IND AS 17 leases and other interpretations. IND AS 116 sets out the principles for recognition, measurement, presentation and disclosure of leases for both lessee and lessor. It introduces a single lease accounting model for lessees. The Company has adopted IND AS 116 effective annual reporting period beginning April 1, 2019 and applied the Standard to its leases retrospectively with the cumulative effect of initially applying the standard, recognized on the date of initial application (April 1, 2019). Accordingly, the Company has not restated comparative information, instead, the cumulative effect of initially applying

this standard has been recognized as an adjustment to opening balance of retained earnings as on April 1, 2019.

On transition date i.e. April 1, 2019 the Company has recognized a lease liability measured at the present value of remaining lease payments. The right of use assets is recognized at its carrying amount as if the standard had been applied since the commencement of the lease but discounted using lessee's incremental borrowing rate.

Accordingly, right of use asset of Rs. 331.58 lakhs and a corresponding lease liability of Rs. 354.46 lakhs has been recognized. The cumulative effect on transition adjusted in retained earning as on April 1, 2019 amounted to Rs. 17.12 lakhs (net of deferred tax of Rs. 5.76 lakhs). The lease payments including interest have been disclosed under cash flow from financing activities. The weighted average incremental borrowing rate of 8% as been applied to lease liabilities recognized in balance sheet at the date of initial application.

On application of IND AS 116 the nature of expense has changed from lease rent in previous periods to depreciation cost for right to use asset and finance cost for interest accrued on lease liability.

The details of right of use asset held by the Company is as follows :

The following is break up of current and non-current lease liabilities as at 31<sup>st</sup> March 2020:

Amount (in Rs.)

Particulars	As at 31 March, 2020
Current lease liabilities	32,89,329
Non-current lease liabilities	2,92,92,925
<b>Total</b>	<b>3,25,82,253</b>

The following is movement in lease liabilities during the year ended 31<sup>st</sup> March, 2020:

Amount (in Rs.)

Particulars	Year ended 31.03.2020
Balance at the beginning of the year 1 <sup>st</sup> April, 2019	3,54,45,542
Addition during the year	-
Finance cost accrued during the year	26,95,111
Payment of lease liabilities (including interest)	55,58,400
<b>Balance at the end of the year 31<sup>st</sup> March, 2020</b>	<b>3,25,82,253</b>

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

Particulars	Net Carrying Amount as at 31 <sup>st</sup> March, 2020
Building	2,88,33,227

Depreciation on right of use asset is Rs. 43.25 lakhs and interest on lease liability for year ended 31<sup>st</sup> March, 2020 is Rs. 26.95 lakhs.

Lease Contacts entered by the Company majority pertains to building taken on lease to conduct the business activities in ordinary course.

### Impact of COVID-19

The lease that the Company has entered with lessors towards properties used as corporate office/offices are long term in nature and no changes in terms of those leases are expected due to COVID-19.

The Company do not for see liquidity risk with regard to its lease liabilities as the current assets are sufficient to meet the obligation related to lease liabilities as and when they fall due.

## 38 Defined Benefit Plan- Gratuity

### 1 Actuarial Assumptions

#### a) Economic Assumptions

The principal assumptions are the discount rate & salary growth rate. The discount rate is generally based upon the market yields available on Government bonds at the accounting date relevant to currency of benefit payments for a term that matches the liabilities. Salary growth rate is company's long term best estimate as to salary increases & takes account of inflation, seniority, promotion, business plan, HR policy and other relevant factors on long term basis as provided in relevant accounting standard. These valuation assumptions are as follows:

	31.03.2020	31.03.2019
i) Discounting Rate	7.75	7.75
ii) Future salary Increase	5	5

#### b) Demographic Assumption

Attrition rates are the Company's best estimate of employee turnover in future determined considering factors such as nature of business & industry, retention policy, demand & supply in employment market, standing of the Company, business plan, HR Policy etc as provided in the relevant accounting standard. Attrition rates as given below:

	31.03.2020	31.03.2019
i) Retirement Age (Years)	60	60
ii) Mortality rates inclusive of provision for disability	IALM (2006 - 08) ULTIMATE	
iii) Attrition at Ages	Withdrawal Rate (%)	Withdrawal Rate (%)
Up to 30 Years	5.00	5.00
From 31 to 44 years	3.00	3.00
Above 44 years	2.00	2.00

### 2 Scale of Benefits

a)	Salary for calculation of gratuity	Last drawn qualifying salary.
b)	Vesting Period	5 years of service.
c)	Benefit on normal retirement	15/26 * Salary * Past Service (yr)
d)	Benefit on early retirement / withdrawal / resignation	Same as normal retirement benefit based on service upto the date of exit.
e)	Benefit on death in service	Same as normal retirement benefit based on service upto the date of death & no vesting conditions apply.
f)	Limit	20.00 Lakhs.

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

### 2.1 (a): Table Showing Changes in Present Value of Obligations:

Amount (in Rs.)

Period	From 01.04.2019 to 31.03.2020	From 01.04.2018 to 31.03.2019
Present value of the obligation at the beginning of the period	90,16,722	93,05,013
Interest cost	6,31,170	7,21,138
Current service cost	7,07,202	7,04,091
Past Service Cost	-	-
Benefits paid (if any)	(19,82,076)	(20,66,422)
Actuarial (gain)/loss	5,88,799	3,52,902
Present value of the obligation at the end of the period	89,61,817	90,16,722

### 2.1 (b): Bifurcation of total Actuarial (gain) / loss on liabilities:

Amount (in Rs.)

Period	From 01.04.2019 to 31.03.2020	From 01.04.2018 to 31.03.2019
Actuarial gain / losses from changes in Demographics assumptions (mortality)	Not Applicable	Not Applicable
Actuarial (gain)/ losses from changes in financial assumptions	24,53,133	20,66,422
Experience Adjustment (gain)/ loss for Plan liabilities	(17,46,458)	(17,13,520)
Total amount recognized in other comprehensive Income	7,06,675	3,52,902

### 2.2: Key results (The amount to be recognized in the Balance Sheet):

Amount (in Rs.)

Period	As at 31.03.2020	As at 31.03.2019
Present value of the obligation at the end of the period	89,61,817	90,16,722
Fair value of plan assets at end of period	30,01,059	27,89,565
Net liability/(asset) recognized in Balance Sheet and related analysis	59,60,758	62,18,157
Funded Status	(59,60,758)	(62,18,157)

### 2.3 (a): Expense recognized in the statement of Profit and Loss:

Amount (in Rs.)

Period	From 01.04.2019 to 31.03.2020	From 01.04.2018 to 31.03.2019
Interest cost	6,31,170	7,21,138
Current service cost	7,07,202	7,04,091
Past Service Cost	-	-
Expected return on plan asset	(1,13,006)	(2,01,196)
Expenses to be recognized in P&L	12,25,366	12,24,033

### 2.3 (b): Other comprehensive (income) / expenses (Remeasurement)

Amount (in Rs.)

Period	From 01.04.2019 to 31.03.2020	From 01.04.2018 to 31.03.2019
Cumulative unrecognized actuarial (gain)/loss opening B/F	(3,53,329)	(7,04,933)
Actuarial (gain)/loss - obligation	5,88,799	3,52,902
Actuarial (gain)/loss - plan assets	(6,594)	(1,298)
Total Actuarial (gain)/loss	5,82,205	3,51,604
Cumulative unrecognized actuarial (gain)/loss C/F	2,28,876	(3,53,329)



## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

### 2.4: Table showing changes in the Fair Value of Planned Assets:

Amount (in Rs.)

Period	From 01.04.2019 to 31.03.2020	From 01.04.2018 to 31.03.2019
Fair value of plan assets at the beginning of the period	27,98,565	25,96,071
Expected return on plan assets	1,95,900	2,01,196
Contributions	-	-
Benefits paid	-	-
Actuarial gain/(loss) on plan assets	6,594	1,298
Fair Value of Plan Asset at the end of the period	30,01,059	27,98,565

### 2.5: Table showing Fair Value of Planned Assets:

Amount (in Rs.)

Period	From 01.04.2019 to 31.03.2020	From 01.04.2018 to 31.03.2019
Fair value of plan assets at the beginning of the period	28,98,565	25,96,071
Actual return on plan assets	2,02,494	2,02,494
Contributions	-	-
Benefits paid	-	-
Fair value of plan assets at the end of the period	31,01,059	28,98,565

### 2.6: Actuarial (Gain)/Loss on Planned Assets:

Amount (in Rs.)

Period	From 01.04.2019 to 31.03.2020	From 01.04.2018 to 31.03.2019
Actual return on plan assets	2,02,494	2,02,494
Expected return on plan assets	1,95,900	2,01,196
Actuarial gain/ (Loss)	6,594	1,298

### 2.7: Experience adjustment:

Amount (in Rs.)

Period	From 01.04.2019 to 31.03.2020	From 01.04.2018 to 31.03.2019
Experience Adjustment (Gain ) / loss for Plan liabilities	(19,15,690)	(17,13,520)
Experience Adjustment Gain / (loss ) for Plan assets	6,594	1,299

### 3.1: Summary of membership data at the date of valuation and statistics based thereon:

Amount (in Rs.)

Period	From 01.04.2019 to 31.03.2020	From 01.04.2018 to 31.03.2019
Number of employees	42	46
Total monthly salary	14,33,000	14,76,000
Average Past Service (Years)	12.3	12.1
Average Future Service (Years)	15.4	15.9
Average Age (Years)	44.6	44.1
Weighted average duration (based on discounted cash flows) in years	9	9
Average monthly salary	34,119	32,087

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

3.2: The assumptions employed for the calculations are tabulated:

Period	From 01.04.2019 to 31.03.2020	From 01.04.2018 to 31.03.2019
Discount rate	7.00 % per annum	7.75 % per annum
Salary Growth Rate	5.00 % per annum	5.00 % per annum
Mortality	IALM 2012-2014	IALM 2006-08 Ultimate
Expected rate of return	7.00% per annum	7.75% per annum
Withdrawal rate (Per Annum)	5.00% p.a.(18 to 30 Years)	5.00% p.a.(16 to 30 Years)
Withdrawal rate (Per Annum)	3.00% p.a. (31 to 44 Years)	3.00% p.a. (31 to 44 Years)
Withdrawal rate (Per Annum)	2.00% p.a. (45 to 60 Years)	2.00% p.a. (45 to 60 Years)

3.3: Benefits valued:

Period	From 01.04.2019 to 31.03.2020	From 01.04.2018 to 31.03.2019
Normal Retirement Age	60 Years	60 Years
Salary	Last drawn qualifying salary	Last drawn qualifying salary
Vesting Period	5 Years of service	5 Years of service
Benefits on Normal Retirement	15/26 * Salary * Past Service (yr)	15/26 * Salary * Past Service (yr)
Benefit on early exit due to death and disability	As above except that no vesting conditions apply	As above except that no vesting conditions apply
Limit	20,00,000	20,00,000

3.4: Current Liability (\*Expected payout in next year as per schedule III of the Companies Act, 2013) :

Amount (in Rs.)

Period	As on: 31.03.2020	As on: 31.03.2019
Current Liability (Short Term)*	2,91,866	7,32,960
Non Current Liability (Long Term)	56,68,892	54,85,197
Total Liability	59,60,758	62,18,157

3.5: Effect of plan on entity's future cash flows

3.5 (a): Funding arrangements and funding policy

The Company has purchased an insurance policy to provide for payment of gratuity to the employees. Every year, the insurance company carries out a funding valuation based on the latest employee data provided by the Company. Any deficit in the assets arising as results of such valuation is funded by the Company.

3.5 (b): Expected contribution during the next annual reporting period

Amount (in Rs.)

The Company's best estimate of Contribution during the next year	8,14,586	8,42,198
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3.5 (c): Maturity profile of defined benefit obligation

Weighted average duration (based on discounted cash flows) in years	9	9
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## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

### 3.5 (d): Estimate of expected benefit payments (In absolute terms i.e. undiscounted)

Amount (in Rs.)

01 Apr, 2020 to 31 Mar, 2021	2,65,955
01 Apr, 2021 to 31 Mar, 2022	1,49,115
01 Apr, 2022 to 31 Mar, 2023	6,45,739
01 Apr, 2023 to 31 Mar, 2024	10,43,656
01 Apr, 2024 to 31 Mar, 2025	1,08,315
01 Apr, 2025 Onwards	63,27,703

### 3.6: Projection for next period:

Amount (in Rs.)

Best estimate for contribution during next Period	8,14,586	8,42,198
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**3.7: Sensitivity Analysis:** Significant actuarial assumptions for the determination of the defined benefit obligation are discount rate and expected salary increase rate. Effect of change in mortality rate is negligible. Please note that the sensitivity analysis presented below may not be representative of the actual change in the defined benefit obligation as it is unlikely that the change in assumption would occur in isolation of one another as some of the assumptions may be correlated. The results of sensitivity analysis are given below:

Period	As on : 31.03.2020
Defined Benefit Obligation (Base)	85,40,483 @ Salary Increase Rate : 5%, and discount rate :7.00%
Liability with x% increase in Discount Rate	79,17,111; x=1.00% [Change (7)% ]
Liability with x% decrease in Discount Rate	92,42,700; x=1.00% [Change 8% ]
Liability with x% increase in Salary Growth Rate	92,49,582; x=1.00% [Change 8% ]
Liability with x% decrease in Salary Growth Rate	79,00,411; x=1.00% [Change (7)% ]
Liability with x% increase in Withdrawal Rate	86,16,142; x=1.00% [Change 1% ]
Liability with x% decrease in Withdrawal Rate	84,57,472; x=1.00% [Change (1)% ]

### Description of Risk Exposures:

Valuations are based on certain assumptions, which are dynamic in nature and vary over time. As such Company is exposed to various risks as follow -

- A) **Salary Increases** - Actual salary increases will increase the Plan's liability. Increase in salary increase rate assumption in future valuations will also increase the liability.
- B) **Investment Risk** - If Plan is funded then assets liabilities mismatch & actual investment return on assets lower than the discount rate assumed at the last valuation date can impact the liability.
- C) **Discount Rate** - Reduction in discount rate in subsequent valuations can increase the plan's liability.
- D) **Mortality & disability** - Actual deaths & disability cases proving lower or higher than assumed in the valuation can impact the liabilities.
- E) **Withdrawals** - Actual withdrawals proving higher or lower than assumed withdrawals and change of withdrawal rates at subsequent valuations can impact Plan's liability

### Leave encashment (Unfunded)

The valuation of Leave Encashment has been done on the basis of actuarial valuation on projected unit (PUC) method and is provided in the financial statement and does not require disclosure as mentioned in Para 158 of IND AS 19. Provision of leave encashment as per actuarial is less than the liability provided in books of accounts, hence the management has made the provision for leave encashment on accrual basis.

### Defined Contribution Plan

Provident Fund - The Company contributes Provident Fund (Employer as well as Employee Share) to Provident Fund Commissioner (U.P) and Employers Contribution to such fund is charged to Statement of Profit and Loss. The Provident fund contribution charged to Statement of Profit and Loss for the year ended 31.03.2020 amounted to Rs. 20,69,612/- (Previous Year Rs. 22,56,818/-)

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

### 39. RELATED PARTY DISCLOSURES:

Related party disclosure (on consolidated basis) as per Indian Accounting Standard (IND AS)-24 for the year ended 31<sup>st</sup> March, 2020

#### A. Names of related parties and description of relationship:

##### 1. Entities over which key managerial personnel or their relatives exercises significant influence

- 1 Eldeco Infrastructure & Properties Limited
- 2 Eldeco Townships & Housing Limited
- 3 Eldeco Jalandhar Properties Private Limited
- 4 Eldeco County Limited
- 5 Ecoeski Developers Private Limited
- 6 Eldeco SIDCUL Industrial Park Limited
- 7 Indimedics Healthcare Private Limited
- 8 Mannat Homes Private Limited
- 9 Pankaj Bajaj (HUF)
- 10 Surya Season Foods Private Limited
- 11 Shrikant Jajodia (HUF)

##### 2. Key Management Personnel

- |   |                        |                                |
|---|------------------------|--------------------------------|
| 1 | Mr. Pankaj Bajaj       | Chairman cum Managing Director |
| 2 | Mr. Shrikant Jajodia   | Director                       |
| 3 | Mr. Ashish Jain        | Independent Director           |
| 4 | Mr. Ranjit Khattar     | Independent Director           |
| 5 | Mr. Anil Tiwari        | Independent Director           |
| 6 | Mrs. Rupali Chopra     | Independent Director           |
| 7 | Mr. Sushil Dutt Mishra | Chief Financial Officer        |
| 8 | Ms. Chandni Vij        | Company Secretary              |

##### 3. Relatives of Key Management Personnel

- |   |                   |                            |
|---|-------------------|----------------------------|
| 1 | Mrs. Asha Bajaj   | Mother of Mr. Pankaj Bajaj |
| 2 | Mrs. Varija Bajaj | Sister of Mr. Pankaj Bajaj |

#### B. The following transactions were carried out with the related parties in the ordinary course of business:

Amount (in Rs.)

Transactions	Key Management Personnel	Entities over which key managerial personnel or their relatives exercises significant influence	Relatives of Key Management Personnel	Total
<b>Directors Remuneration</b>				
<b>Mr. Pankaj Bajaj</b>				
For the year ended 2020	1,00,00,000			1,00,00,000
For the year ended 2019	50,00,000			50,00,000
<b>Salary</b>				
<b>Mr. Sushil Dutt Mishra</b>				
For the year ended 2020	16,82,800			16,82,800
For the year ended 2019	16,82,800			16,82,800
<b>Ms. Chandni Vij</b>				
For the year ended 2020	4,30,057			4,30,057
For the year ended 2019	4,19,549			4,19,549
<b>Rent Paid</b>				
<b>Mrs. Asha Bajaj</b>				
For the year ended 2020			55,58,400	55,58,400
For the year ended 2019			55,58,400	55,58,400

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

Transactions	Key Management Personnel	Entities over which key managerial personnel or their relatives exercises significant influence	Relatives of Key Management Personnel	Total
<b>Dividend Paid</b>				
<b>Mr. Pankaj Bajaj</b>				
For the year ended 2020	3,73,89,345			3,73,89,345
For the year ended 2019	1,33,53,338			1,33,53,338
<b>Eldeco Infrastructure &amp; Properties Limited</b>				
For the year ended 2020		3,50,000		3,50,000
For the year ended 2019		1,25,000		1,25,000
<b>Sitting Fees</b>				
<b>Mr. Shrikant Jajodia</b>				
For the year ended 2020	70,000			70,000
For the year ended 2019	40,000			40,000
<b>Mr. Ashish Jain</b>				
For the year ended 2020	50,000			50,000
For the year ended 2019	30,000			30,000
<b>Mr. Ranjit Khattar</b>				
For the year ended 2020	70,000			70,000
For the year ended 2019	50,000			50,000
<b>Mr. Anil Tiwari</b>				
For the year ended 2020	60,000			60,000
For the year ended 2019	50,000			50,000
<b>Mr. Rahul Aggarwal</b>				
For the year ended 2020	-			-
For the year ended 2019	10,000			10,000
<b>Mrs. Rupali Chopra</b>				
For the year ended 2020	40,000			40,000
For the year ended 2019	30,000			30,000
<b>Recovery of Taxes/Expenses (Net)</b>				
<b>Surya Season Foods Private Limited</b>				
For the year ended 2020		1,17,478		1,17,478
For the year ended 2019		40,821		40,821
<b>Branding Fees Paid</b>				
<b>Eldeco Infrastructure &amp; Properties Limited</b>				
For the year ended 2020		2,74,23,152		2,74,23,152
For the year ended 2019		3,23,00,266		3,23,00,266
<b>Interest Received</b>				
<b>Eldeco Infrastructure &amp; Properties Limited</b>				
For the year ended 2020		87,50,000		87,50,000
For the year ended 2019		87,50,000		87,50,000

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

Transactions	Key Management Personnel	Entities over which key managerial personnel or their relatives exercises significant influence	Relatives of Key Management Personnel	Total
<b>Balances Outstanding as at 31.03.2020</b>				
<b>Trade Payables</b>				
<b>Mr. Pankaj Bajaj</b>				
For the year ended 2020	16,02,500			16,02,500
For the year ended 2019	14,56,000			14,56,000
<b>Surya Season Foods Private Limited</b>				
For the year ended 2020		88,25,791		88,25,791
For the year ended 2019		89,43,269		89,43,269
<b>Mrs. Asha Bajaj</b>				
For the year ended 2020			5,00,256	5,00,256
For the year ended 2019			1,17,254	1,17,254
<b>Investments</b>				
<b>Surya Season Foods Private Limited</b>				
For the year ended 2020		1,002		1,002
For the year ended 2019		1,002		1,002
<b>Unsecured Loans Given</b>				
<b>Eldeco Infrastructure &amp; Properties Limited</b>				
For the year ended 2020		14,78,86,137		14,78,86,137
For the year ended 2019		14,00,11,137		14,00,11,137

### 40 Financial Instruments: Accounting classification, Fair value measurements

Amount (in Rs.)

31 <sup>st</sup> March, 2020	Carrying Value	Classification			Fair Value		
Particulars		FVTPL	FVTOCI	Amortised Cost	Level 1	Level 2	Level 3
<b>Financial Assets</b>							
Investments	4,12,308	4,11,306	-	1,002	4,11,306	-	-
Other Non Current Financial Assets	4,99,24,356	-	-	4,99,24,356	-	-	-
Loans Current Asset	30,65,15,071	-	-	30,65,15,071	-	-	-
Trade Receivable	28,74,95,783	-	-	28,74,95,783	-	-	-
Cash and cash equivalents	88,30,50,724	-	-	88,30,50,724	-	-	-
Other Bank Balances	5,80,07,930	-	-	5,80,07,930	-	-	-
Other Current Financial Assets	3,79,37,875	-	-	3,79,37,875	-	-	-
<b>Total</b>	<b>1,62,33,44,047</b>	<b>4,11,306</b>	<b>-</b>	<b>1,62,29,32,741</b>	<b>4,11,306</b>	<b>-</b>	<b>-</b>



## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

Particulars	Carrying Value	Classification			Fair Value		
		FVTPL	FVTOCI	Amortised Cost	Level 1	Level 2	Level 3
<b>Financial Liabilities</b>							
Non Current Lease Liabilities	2,92,92,925	-	-	2,92,92,925	-	-	-
Other Non Current Financial Liabilities	1,05,85,057	-	-	1,05,85,057	-	-	-
Current Lease Liabilities	32,89,329	-	-	32,89,329	-	-	-
Current Borrowings	46,07,280	-	-	46,07,280	-	-	-
Trade Payables	35,99,57,525	-	-	35,99,57,525	-	-	-
Other Current Financial Liabilities	5,13,39,973	-	-	5,13,39,973	-	-	-
<b>Total</b>	<b>45,90,72,088</b>	<b>-</b>	<b>-</b>	<b>45,90,72,088</b>	<b>-</b>	<b>-</b>	<b>-</b>

31 <sup>st</sup> March, 2019	Carrying Value	Classification			Fair Value		
Particulars		FVTPL	FVTOCI	Amortised Cost	Level 1	Level 2	Level 3
<b>Financial Assets</b>							
Investments	13,37,180	13,36,178	-	1,002	13,36,178	-	-
Other Non Current Financial Asset	3,85,14,605	-	-	3,85,14,605	-	-	-
Trade Receivable	34,40,47,819	-	-	34,40,47,819	-	-	-
Cash and cash equivalents	64,03,13,682	-	-	64,03,13,682	-	-	-
Other Bank Balances	21,76,85,417	-	-	21,76,85,417	-	-	-
Other Current Financial Assets	1,79,05,644	-	-	1,79,05,644	-	-	-
<b>Total</b>	<b>1,25,98,04,346</b>	<b>13,36,178</b>	<b>-</b>	<b>1,25,84,68,168</b>	<b>13,36,178</b>	<b>-</b>	<b>-</b>

Particulars	Carrying Value	Classification			Fair Value		
		FVTPL	FVTOCI	Amortised Cost	Level 1	Level 2	Level 3
<b>Financial Liabilities</b>							
Other Non Current Financial Liabilities	1,46,77,325	-	-	1,46,77,325	-	-	-
Current Borrowings	46,07,280	-	-	46,07,280	-	-	-
Trade Payables	33,43,98,812	-	-	33,43,98,812	-	-	-
Other Current Financial Liabilities	4,69,14,762	-	-	4,69,14,762	-	-	-
<b>Total</b>	<b>40,05,98,178</b>	<b>-</b>	<b>-</b>	<b>40,05,98,178</b>	<b>-</b>	<b>-</b>	<b>-</b>

### 41 Financial Risk Management

The Company activities exposes it to variety at financial risk i.e. Credit Risk, Liquidity Risk, Capital Risk and Interest Rate Risk. These risks are managed by senior management of the Company and is supervised by Board of Directors of the Company, to minimise potential adverse effects on the financial performance of the Company.

- (i) **Credit Risk** : Credit risk from cash and cash equivalents and bank deposits is considered immaterial in view of the creditworthiness of the banks the Company works with. Credit risk is the risk i.e a customer or the counter party fails to pay to the company causing financial loss. The credit risk primarily arises from outstanding receivables from customer. The Company has specific policies for managing customer credit risk on an ongoing basis. These policies factor in the customer financial position, past experience and other customer specific factor.

Financial assets are written off when there is no reasonable expectation of recovery, such as a debtor failing to engage in a repayment plan with the company. The Company makes provision for doubtful debt or write off when a debtor fails to make contractual payments greater than two years past due. When loans or receivables have either been provided for or written off, the Company continues to engage in enforcement activity to attempt to recover the receivable due. When recoveries are made, these are recognised in the Statement of Profit and Loss. The Company has low credit risk in respect to cash and cash equivalent, other bank balances, other financial assets, trade receivables and security deposits paid.

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

- (ii) **Liquidity Risk** : Liquidity Risk is the risk that the company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company approach to managing liquidity is to ensure as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due. Management monitors rolling forecasts of the liquidity position and cash and cash equivalent on the basis of expected cash flows. The Company takes into account the liquidity of the market in which the entity operates.

The following table summarizes the liquidity position of the Company :-

		Amount (in Rs.)	
S. no	Particulars	As at 31 <sup>st</sup> March, 2020	As at 31 <sup>st</sup> March, 2019
i	Cash & cash equivalents and Bank Balances	94,10,58,654	85,79,99,098
ii	Bank and Other Borrowings	46,07,280	46,07,280

The above chart depicts that the Company have adequate liquidity and considers liquidity risk as low risk.

- (iii) **Capital Risk Management**: The company capital risk management objective is to ensure that all times it remains a going concern and safeguards the interest of the shareholders and other stakeholders. The Company monitors capital on the basis of carrying amount of equity plus its subordinated loan, less cash and other cash equivalents as presented on the face of the statement of financial position and cash flow hedges recognised in other comprehensive income.

The Company manages its capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets. In order to maintain or adjust the capital structure, the Company may adjust the amount of dividends paid to the shareholders, return capital to shareholders or issue new shares. The amount managed as capital by the Company are summarised as follows:

		Amount (in Rs.)	
Particulars		As at 31 <sup>st</sup> March, 2020	As at 31 <sup>st</sup> March, 2019
Current Borrowings		46,07,280	46,07,280
Less: Cash and Cash Equivalents and Bank balances		94,10,58,654	85,79,99,098
Net Debt		(93,64,51,374)	(85,33,91,819)
Total Equity including Non Controlling Interest		2,10,70,79,051	1,83,73,31,492
Net Debt to Equity Ratio		(0.44)	(0.46)

The above chart depicts that the company have low capital risk.

- (iv) **Dividend**

		Amount (in Rs.)	
Particulars		As at 31 <sup>st</sup> March, 2020	As at 31 <sup>st</sup> March, 2019
Dividend recognised in the financial statements			
Final dividend for year ended 31 <sup>st</sup> March 2019 of Rs. 17.50 (Previous Year Rs. 12.50) per equity share		3,44,15,500	2,45,82,500
Interim Dividend Declared during the year 2019-2020 of Rs. 17.50 per equity share		3,44,15,500	-
Tax on Dividend		1,41,50,034	50,04,420

- (v) **Interest Rate Risk** : The company has working capital facilities with the bank. The company policy is to minimize cash flow risk exposure on short term borrowings. At 31<sup>st</sup> March the Company is exposed to changes in market interest rate through bank borrowings at variable interest rates. The company exposure to interest rate risk on borrowings is as follows:

		Amount (in Rs.)	
Particulars		As at 31 <sup>st</sup> March, 2020	As at 31 <sup>st</sup> March, 2019
Non Current Borrowings at fixed rate		-	-
Current Borrowings at variable rate		46,07,280	46,07,280
Interest Expense on current borrowing		37,277	10,16,909

The above chart depicts that the company have low interest risk.

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

(vi) **Market Risk (COVID-19 risk)** : The Group has assessed the possible effects that may result from the pandemic relating to COVID-19 on the carrying amounts of Receivables, Inventories, Investments and other assets / liabilities. In developing the assumptions relating to the possible future uncertainties in the global economic conditions because of this pandemic, the Group, as at the date of approval of these consolidated financial statements has used internal and external sources of information. As on current date, the Group has concluded that the impact of COVID - 19 is not material based on these estimates. Due to the nature of the pandemic, the Group will continue to monitor developments to identify significant uncertainties in future periods, if any.

(vii) **Foreign Currency Risk** : The Company do not normally deal in foreign currency transactions. The Company do not have any foreign currency risk.

**42** The Company is engaged in the business of Real Estate activities. These in context of Indian Accounting Standard 108 (IND AS 108) on Segment Reporting are considered to constitute one single primary segment.

### Information about geographical segment:

Particulars	Year Ended 31 March, 2020	Year Ended 31 March, 2019
Within India	1,28,52,69,114	1,68,19,43,928
Outside India	-	-
<b>Total</b>	<b>1,28,52,69,114</b>	<b>1,68,19,43,928</b>

**Note:** No single customer represents 10% or more Company's total revenue for the year ended 31<sup>st</sup> March, 2019.

## 43 CORPORATE SOCIAL RESPONSIBILITY (CSR)

The details of expenditure incurred on CSR are as under:

Particulars	Amount (in Rs.)	
	Year Ended 31.03.2020	Year Ended 31.03.2019
a. The Gross amount required to be spent by the company during the year as per Section 135 of Companies Act, 2013 read with Schedule VII	71,83,904	43,16,460
b. Amount unspent for the financial year 2018-19	35,01,762	-
c. Amount spent during the year on :		
i On purposes other than (i) above	15,35,269	8,14,698
d. Unspent amount in CSR	91,50,397	35,01,762
e. The breakup of expenses included in amount spent are as under:		
On fooding	-	1,62,300
On promoting education	3,47,632	3,52,398
Social welfare	11,87,637	3,00,000
<b>Total</b>	<b>15,35,269</b>	<b>8,14,698</b>

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

### 4.4 Additional information as required under schedule III of the Companies Act, 2013 of the enterprises consolidated as subsidiaries:

Name of the entity	Net Assets i.e total assets minus total liabilities		Share in profit or loss		Share in other Comprehensive Income		Share in total Comprehensive Income	
	As % of consolidated net assets	Amount in Rupees	As % of consolidated profit	Amount in Rupees	As % of consolidated profit	Amount in Rupees	As % of consolidated profit	Amount in Rupees
<b>Parent</b>								
1 Eldeco Housing and Industries Limited	86.46	1,80,48,27,372	68.79	26,95,11,761	91.66	4,84,715	68.82	26,99,96,476
<b>Subsidiaries</b>								
1 Garv Constructions Private Limited	(0.01)	(1,96,799)	(0.00)	(9,750)	-	0	(0.00)	(9,750)
2 Neo Realtors Private Limited	(0.01)	(1,74,808)	(0.00)	(11,050)	-	0	(0.00)	(11,050)
3 Samarpit Constructions Private Limited	0.02	4,09,815	(0.00)	(10,050)	-	0	(0.00)	(10,050)
4 Sunijojit Constructions Private Limited	0.01	2,17,543	(0.00)	(9,576)	-	0	(0.00)	(9,576)
5 Swarg Constructions Private Limited	(0.15)	(32,18,001)	(0.08)	(3,04,558)	-	0	(0.08)	(3,04,558)
6 Deepijoti Constructions Private Limited	(0.01)	(1,95,629)	(0.00)	(10,950)	-	0	(0.00)	(10,950)
7 Facility Constructions Private Limited	(0.01)	(1,88,319)	(0.00)	(9,050)	-	0	(0.00)	(9,050)
8 Fixity Constructions Private Limited	(0.02)	(3,89,181)	(0.05)	(2,07,149)	-	0	(0.05)	(2,07,149)
9 Perpetual Constructions Private Limited	(0.01)	(1,91,067)	(0.00)	(9,350)	-	0	(0.00)	(9,350)
10 Khwahish Constructions Private Limited	(0.01)	(1,90,016)	(0.00)	(9,050)	-	0	(0.00)	(9,050)
11 Primacy Constructions Private Limited	(0.01)	(1,91,809)	(0.00)	(10,050)	-	0	(0.00)	(10,050)
12 Sushobhit Constructions Private Limited	(0.01)	(1,91,161)	(0.00)	(10,050)	-	0	(0.00)	(10,050)
13 Carnation Realtors Private Limited	(0.01)	(1,57,060)	(0.00)	(11,050)	-	0	(0.00)	(11,050)
14 Iris Realtors Private Limited	(0.01)	(1,54,150)	(0.00)	(900)	-	0	(0.00)	(900)
15 Neptune Infracon Private Limited	(0.01)	(1,56,467)	(0.00)	(9,092)	-	0	(0.00)	(9,092)
16 Numerous Constructions Private Limited	(0.01)	(1,55,199)	(0.00)	(9,050)	-	0	(0.00)	(9,050)
17 Shivaye Constructions Private Limited	(0.01)	(1,67,991)	(0.00)	(9,050)	-	0	(0.00)	(9,050)
18 Swabhimani Buildtech Limited	(0.03)	(6,17,551)	(0.00)	(1,035)	-	0	(0.00)	(1,035)
19 Villa Constructions Private Limited	(0.01)	(1,52,905)	(0.00)	(9,050)	-	0	(0.00)	(9,050)
20 Aaj Constructions Private Limited	0.01	1,79,957	(0.01)	(22,050)	-	0	(0.01)	(22,050)
21 Artistry Construction Private Limited	0.01	2,29,007	(0.00)	(12,288)	-	0	(0.00)	(12,288)
22 Conviction Constructions Private Limited	0.06	11,97,712	0.06	2,21,431	-	0	0.06	2,21,431
23 Dua Constructions Private Limited	0.08	15,79,625	0.01	57,903	-	0	0.01	57,903
24 Erudite Constructions Private Limited	0.02	4,06,602	0.00	11,517	-	0	0.00	11,517
25 Flourish Constructions Private Limited	(0.02)	(3,58,750)	(0.01)	(22,050)	-	0	(0.01)	(22,050)
26 Frozen Constructions Private Limited	0.00	30,519	0.00	7,669	-	0	0.00	7,669
27 Heather Buildcon Private Limited	0.04	8,28,214	(0.05)	(1,96,393)	-	0	(0.05)	(1,96,393)
28 Placate Constructions Private Limited	0.00	733	0.00	617	-	0	0.00	617
29 Swarajya Builders Private Limited	(0.01)	(2,37,174)	(0.00)	(18,900)	-	0	(0.00)	(18,900)
30 Turbo Realtors Private Limited	0.01	2,13,239	0.00	7,988	-	0	0.00	7,988
31 Utsav Constructions Private Limited	0.02	4,97,735	0.00	12,451	-	0	0.00	12,451
32 Yojna Constructions Private Limited	(0.03)	(6,36,561)	(0.01)	(20,850)	-	0	(0.01)	(20,850)
33 Omni Farms Private Limited	16.07	33,54,90,405	31.37	12,29,16,444	8.34	44,104	31.34	12,29,60,548

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH, 2020

### 45 Standards issued and amended but not effective

The Ministry of Corporate Affairs (MCA) through Companies (Indian Accounting Standards) Amendment Rules, 2019 and Companies (Indian Accounting Standards) Second Amendment Rules have notified new and amendments to IND AS. There is no such notification which would have been made applicable from 1<sup>st</sup> April, 2020.

### 46 Previous years figures have been regrouped, rearranged or reclassified, wherever necessary to confirm the current year's classification.

As per our audit report of even date attached

**For B S D & Co.**  
Chartered Accountants  
Firm Registration No. 000312S

**For and on behalf of the Board of Directors**

**CA Surendra Khinvasra**  
Partner  
Membership No. 070804  
UDIN: 20070804AAAAABR3331

**Pankaj Bajaj**  
(Chairman cum Managing Director)  
DIN - 00024735

**Shrikant Jajodia**  
(Director)  
DIN- 00602511

Place: New Delhi  
Date: 26.06.2020

**Chandni Vij**  
(Company Secretary)  
M.No.- A46897

**Sushil Dutt Mishra**  
(Chief Financial Officer)

# FORM AOC-1

(Pursuant to first proviso to sub-section (3) of section 129 read with rule 5 of Companies (Accounts) Rules, 2014)  
Statement containing salient features of the financial statement of subsidiaries/associate companies/joint ventures

## PART "A": SUBSIDIARIES

S. No.	Name of the Subsidiary Company	Capital	Reserves	Total Assets	Total Liabilities	Turnover	Profit /Loss Before Tax	Provision For Tax	Tax related to earlier year	Profit/Loss After Tax	Proposed Dividend
1	Aaj Constructions Private Limited	1,00,000.00	1,79,957.00	4,01,41,157.00	3,98,61,200.00	-	-22,050.00	-	-	-22,050.00	-
2	Artistry Construction Private Limited	1,00,000.00	2,29,007.00	40,02,150.00	36,73,143.00	15,20,059.00	-12,288.00	-	-	-12,288.00	-
3	Carnation Realtors Private Limited	1,00,000.00	-1,57,060.00	29,905.00	86,965.00	-	-11,050.00	-	-	-11,050.00	-
4	Conviction Constructions Private Limited	1,00,000.00	11,97,712.00	95,83,165.00	82,85,454.00	1,62,52,041.00	3,00,741.00	78,193.00	1,118.00	2,21,431.00	-
5	Deepjyoti Constructions Private Limited	1,00,000.00	-1,95,629.00	88,83,769.00	89,79,398.00	-	-10,950.00	-	-	-10,950.00	-
6	Dua Constructions Private Limited	1,00,000.00	15,79,625.00	1,15,68,187.00	98,88,562.00	52,75,964.00	78,250.00	20,345.00	2.00	57,903.00	-
7	Erudite Constructions Private Limited	1,00,000.00	4,06,602.00	51,28,628.00	46,22,026.00	20,92,396.00	15,827.00	4,115.00	195.00	11,517.00	-
8	Facility Constructions Private Limited	1,00,000.00	-1,88,319.00	25,296.00	1,13,615.00	-	-9,050.00	-	-	-9,050.00	-
9	Fixity Constructions Private Limited	1,00,000.00	-3,89,181.00	2,63,88,064.04	2,66,77,245.00	20,00,000.00	-2,07,149.00	-	-	-2,07,149.00	-
10	Flourish Construction Private Limited	1,00,000.00	-3,58,750.00	4,11,34,845.00	4,13,93,595.00	-	-22,050.00	-	-	-22,050.00	-
11	Frozen Constructions Private Limited	1,00,000.00	30,519.00	32,80,621.00	31,50,102.00	15,58,733.00	10,363.00	2,694.00	-	7,669.00	-
12	Garv Constructions Private Limited	1,00,000.00	-1,96,799.00	2,09,476.00	3,06,275.00	-	-9,750.00	-	-	-9,750.00	-
13	Heather Buildcon Private Limited	1,00,000.00	8,28,214.00	54,34,221.00	45,06,007.00	29,11,255.00	18,183.00	4,576.00	2,10,000.00	-1,96,393.00	-
14	Iris Realtors Private Limited	1,00,000.00	-1,54,150.00	41,860.00	96,010.00	-	-900.00	-	-	-900.00	-
15	Khwahish Constructions Pvt. Ltd	1,00,000.00	-1,90,016.00	23,914.00	1,13,930.00	-	-9,050.00	-	-	-9,050.00	-
16	Neo Realtors Private Limited	1,00,000.00	-1,74,808.00	1,30,37,157.00	1,31,11,965.00	-	-11,050.00	-	-	-11,050.00	-
17	Neptune Infracon Private Limited	1,00,000.00	-1,56,467.00	10,79,39,578.00	10,79,96,045.00	-	-9,092.00	-	-	-9,092.00	-
18	Numerous Constructions Private Limited	1,00,000.00	-1,55,199.00	23,921.00	79,120.00	-	-9,050.00	-	-	-9,050.00	-
19	Omni Farms Private Limited	5,00,000.00	33,54,90,405.00	64,55,78,357.00	30,95,87,951.00	34,49,35,606.00	16,56,68,762.00	4,27,52,318.00	-	12,29,16,444.00	-
20	Perpetual Constructions Private Limited	1,00,000.00	-1,91,067.00	5,91,93,898.00	5,92,84,965.00	-	-9,350.00	-	-	-9,350.00	-
21	Placate Constructions Private Limited	1,00,000.00	753.00	88,92,534.00	87,91,801.00	10,06,423.00	834.00	217.00	-	617.00	-
22	Primacy Constructions Private Limited	1,00,000.00	-1,91,809.00	23,121.00	1,14,930.00	-	-10,050.00	-	-	-10,050.00	-



S. No.	Name of the Subsidiary Company	Capital	Reserves	Total Assets	Total Liabilities	Turnover	Profit /Loss Before Tax	Provision For Tax	Tax related to earlier year	Profit/Loss After Tax	Proposed Dividend
23	Samarpit Constructions Private Limited	1,00,000.00	4,09,815.00	2,95,01,276.00	2,89,91,461.00	-	-10,050.00	-	-	-10,050.00	-
24	Shivaye Constructions Private Limited	1,00,000.00	-1,67,991.00	6,69,09,028.00	6,69,77,019.00	-	-9,050.00	-	-	-9,050.00	-
25	Sunijojit Constructions Private Limited	1,00,000.00	2,17,543.00	1,48,58,541.00	1,45,40,998.00	-	-9,576.00	-	-	-9,576.00	-
26	Sushobhit Constructions Private Limited	1,00,000.00	-1,91,161.00	23,454.00	1,14,615.00	-	-10,050.00	-	-	-10,050.00	-
27	Swarajya Builders Private Limited	1,00,000.00	-2,37,174.00	2,85,315.00	4,22,488.00	-	-18,900.00	-	-	-18,900.00	-
28	Swarg Constructions Private Limited	1,00,000.00	-32,18,001.00	6,64,22,989.00	6,95,40,990.00	-	-3,04,558.00	-	-	-3,04,558.00	-
29	Swabhiman Buildtech Limited	5,00,000.00	-6,17,551.00	-	1,17,551.00	-	-1,035.00	-	-	-1,035.00	-
30	Turbo Realtors Private Limited	1,00,000.00	2,13,239.00	50,36,944.00	47,23,705.00	15,80,761.00	10,795.00	2,807.00	-	7,988.00	-
31	Utsav Constructions Private Limited	1,00,000.00	4,97,735.00	91,32,314.00	85,34,579.00	21,67,868.00	17,307.00	4,500.00	356.00	12,451.00	-
32	Villa Constructions Private Limited	1,00,000.00	-1,52,905.00	25,935.00	78,840.00	-	-9,050.00	-	-	-9,050.00	-
33	Yojna Construction Private Limited	1,00,000.00	-6,36,561.00	2,90,83,219.00	2,96,19,780.00	-	-20,850.00	-	-	-20,850.00	-

#### PART "B": JOINT VENTURE- NIL

#### NOTES:

1. Swabhiman Buildtech Limited became wholly owned subsidiary of Eldeco Housing and Industries Limited w.e.f. 4th December, 2019.
2. The financial statements have been audited by a firm of Chartered Accountants other than B S D & Co.
3. The financial statements are as on 31st March, 2020.

**Pankaj Bajaj**  
(Chairman cum Managing Director)  
DIN - 00024735

**Shrikant Jajodia**  
(Director)  
DIN- 00602511

**Chandni Vij**  
(Company Secretary)  
M.No.- A46897

**Sushil Dutt Mishra**  
(Chief Financial Officer)

Place: New Delhi  
Date: 26.06.2020



# ELDECO

ELDECO HOUSING & INDUSTRIES LTD.

CIN: L45202UP1985PLC099376

**Registered Office:** Eldeco Corporate Chamber-1, 2nd Floor  
(Opp. Mandi Parishad), Vibhuti Khand, Gomti Nagar, Lucknow- 226010

Tel: 0522-4039999 / Fax: 0522-4039900

**Website:** [www.eldecogroup.com](http://www.eldecogroup.com)