



# CORAL INDIA FINANCE AND HOUSING LIMITED

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

**CIFHL/SE/31/2024-25**

**November 13, 2024**

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

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

**Dear Sir/Madam,**

**Sub: Outcome of Board Meeting**

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

In continuation of our intimation dated November 07, 2024 and pursuant to Regulation 30 & 33 of the Listing Regulations read with Schedule III (Part A) of the Listing Regulations, we are pleased to inform you that the Board of Directors of the Company at their meeting held today i.e. Wednesday, November 13, 2024 have *inter alia* approved the Unaudited Standalone Financial Results of the Company for the quarter and half year ended September 30, 2024.

Pursuant to Regulation 33 of the Listing Regulations, a copy of the said Unaudited Standalone Financial Results for the quarter and half year ended September 30, 2024 along with the Limited Review Report issued by Hasmukh Shah & Co. LLP, Statutory Auditors, are enclosed herewith.

The Financial Results are being made available on the Company's website at [www.coralhousing.in](http://www.coralhousing.in).

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

The Board Meeting commenced at 12:00 p.m. and concluded at 1.45 p.m. of the same day.

Kindly take the same on your record.

Thanking you,

Yours faithfully,

**For Coral India Finance and Housing Limited**

**Riya Shah**  
**Company Secretary &**  
**Compliance Officer**

Encl: a/a

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

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

1. We have reviewed the accompanying statement of Standalone Unaudited Financial Results of **CORAL INDIA FINANCE AND HOUSING LIMITED** ("the Company"), for the quarter and half year ended September 30, 2024, ("the statement") being submitted by the company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
2. This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the Indian Accounting Standard 34 "Interim Financial reporting" ("Ind AS 34") as prescribed under section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to issue a report on the statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagement (SRE) 2410 'Review of Interim Financial Information Performed by the Independent Auditor of the entity' issued by the Institute of Chartered Accountants of India (ICAI). A review of interim financial information consists of making inquiries, primarily of the Company's personnel responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing specified under section 143(10) of the Companies Act, 2013 and consequently does not enable us to obtain assurance that we would become aware of all significant matters that be identified in an audit. Accordingly, we do not express an audit opinion.
4. Based on our review conducted as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For HASMUKH SHAH & CO. LLP  
Chartered Accountants  
FRN: 103592W / W-100028



Hasmukh N Shah  
Partner  
M. No 038407  
Place: Mumbai



Date: 13<sup>th</sup> November, 2024

UDIN: 24038407BKATDW3586



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## Statement of Unaudited Standalone Financial Results for the Quarter and Half year ended September 30, 2024

Particulars		( ₹ in Lakhs except figures of EPS)					
		Quarter Ended			Half Year Ended		Year Ended
		30.09.2024	30.06.2024	30.09.2023	30.09.2024	30.09.2023	31.03.2024
(Refer Notes Below)		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	<b>Income from operations</b>						
	(a) Revenue from operations	651.96	790.72	824.94	1,442.68	1,706.69	2,768.13
	(b) Other Income	154.82	198.94	(75.80)	353.76	55.74	289.02
	<b>Total income</b>	<b>806.78</b>	<b>989.66</b>	<b>749.14</b>	<b>1,796.44</b>	<b>1,762.43</b>	<b>3,057.15</b>
2	<b>Expenses</b>						
	(a) Cost of materials consumed	-	-	-	-	-	-
	(b) Purchases of stock-in-trade	-	-	-	-	-	-
	(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	24.61	49.23	87.17	73.84	230.23	301.50
	(d) Employee benefits expense	23.52	26.76	25.75	50.28	51.58	105.18
	(e) Finance costs	-	0.00	0.00	0.00	0.01	0.25
	(f) Depreciation expense	2.10	2.10	2.20	4.20	4.40	8.40
	(g) Other expenses	60.50	56.79	58.58	117.29	159.20	233.94
	<b>Total expenses</b>	<b>110.73</b>	<b>134.88</b>	<b>173.70</b>	<b>245.61</b>	<b>445.42</b>	<b>699.27</b>
3	<b>Total Profit/(Loss) before Exceptional Items &amp; Tax</b>	<b>696.05</b>	<b>854.78</b>	<b>575.44</b>	<b>1,550.83</b>	<b>1,317.01</b>	<b>2,357.88</b>
4	Exceptional items	-	-	-	-	-	-
5	<b>Total Profit/(Loss) before tax</b>	<b>696.05</b>	<b>854.78</b>	<b>575.44</b>	<b>1,550.83</b>	<b>1,317.01</b>	<b>2,357.88</b>
6	<b>Tax Expense</b>						
	(a) Current Tax	130.00	140.00	120.00	270.00	245.00	295.00
	(b) Deferred Tax	(0.05)	(0.05)	(0.05)	(0.10)	(0.10)	(0.29)
	(c) Earlier years Tax	-	-	-	-	(3.49)	(13.57)
	<b>Total Tax Expenses</b>	<b>129.95</b>	<b>139.95</b>	<b>119.95</b>	<b>269.90</b>	<b>241.41</b>	<b>281.14</b>
7	<b>Total Profit/(Loss) for the period</b>	<b>566.10</b>	<b>714.83</b>	<b>455.49</b>	<b>1,280.93</b>	<b>1,075.60</b>	<b>2,076.74</b>
8	Other Comprehensive Income						
	(i) Items that will not be reclassified to profit or loss	-	-	-	-	-	-
	- Equity instruments through other comprehensive income, net	1,247.49	2,634.76	265.92	3,882.25	726.20	1,440.00
	(ii) Income Tax relating to items that will not be reclassified to profit or loss	-	-	-	-	-	-
9	<b>Total Other Comprehensive Income, net of taxes</b>	<b>1,247.49</b>	<b>2,634.76</b>	<b>265.92</b>	<b>3,882.25</b>	<b>726.20</b>	<b>1,440.00</b>
10	<b>Total Other Comprehensive Income for the period (7+9) (Comprising Profit (Loss) and Other Comprehensive come for the period )</b>	<b>1,813.59</b>	<b>3,349.59</b>	<b>721.41</b>	<b>5,163.18</b>	<b>1,801.80</b>	<b>3,516.74</b>
11	<b>Paid-up equity share capital (Face Value : ₹ 2 per share)</b>	<b>806.04</b>	<b>806.04</b>	<b>806.04</b>	<b>806.04</b>	<b>806.04</b>	<b>806.04</b>
12	Reserve excluding Revaluation Reserves as per balance sheet of previous accounting year	-	-	-	-	-	17,546.41
13	Earning per Equity Share (EPS)						
	(a) Basic (₹)	1.40	1.77	1.13	3.18	2.67	5.15
	(b) Diluted (₹)	1.40	1.77	1.13	3.18	2.67	5.15
	<b>(EPS for the quarter and half year ended not Annualised)</b>						





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## Statement of Assets and Liabilities as at half year ended September 30, 2024

( ₹ in Lakhs)

Particulars		As at 30.09.2024 (Unaudited )	As at 31.03.2024 (Audited )
<b>A</b>	<b>Assets</b>		
<b>I</b>	<b>Non-current assets</b>		
	(a) Property, Plant and Equipment	131.45	135.65
	(b) Capital Work in Progress	292.63	277.48
	(c) Investment property	1,648.78	1,648.78
	(d) Other Intangible Assets	0.60	0.60
	(e) Financial Assets		
	(i) Investments	6,186.22	2,654.80
	(ii) Trade Receivables	37.39	37.39
	(iii) Unbilled Receivables	-	-
	(iv) Loans	1,209.09	1,118.75
	(v) Other non current financial assets	80.00	501.09
	(f) Deferred tax assets (net)	-	-
	(g) Other Non-current Assets	1,066.51	635.40
	<b>Total non-current assets</b>	<b>10,652.67</b>	<b>7,009.94</b>
<b>II</b>	<b>Current Assets</b>		
	(a) Inventories	610.10	683.94
	(b) Financial Assets	-	-
	(i) Investments	11,115.77	9,362.55
	(ii) Trade Receivables	57.07	50.29
	(iii) Unbilled Receivables	-	-
	(iv) Cash and Cash Equivalents	2.57	222.99
	(iv) Bank Balance other than (iv) above	1,900.17	1,419.76
	(v) Loans	32.46	71.43
	(vi) Others to be specified	-	-
	(c) Current Tax Assets (net)	187.73	427.96
	(d) Other Current Assets	22.02	61.81
	<b>Total current assets</b>	<b>13,927.89</b>	<b>12,300.73</b>
	<b>Total Assets</b>	<b>24,580.56</b>	<b>19,310.67</b>
<b>B</b>	<b>EQUITY &amp; LIABILITIES</b>		
	<b>Equity</b>		
	(a) Equity Share Capital	806.04	806.04
	(b) Other Equity	22,548.40	17,546.41
	<b>Total Equity</b>	<b>23,354.44</b>	<b>18,352.45</b>
	<b>Liabilities</b>		
<b>I</b>	<b>Non - Current Liabilities</b>		
	(a) Financial Liabilities		
	(i) Borrowings	-	-
	(ia) Lease Liabilities	-	-
	(ii) Trade Payables		
	(A) total outstanding dues of micro enterprises and small enterprises; and	-	-
	(B) total outstanding dues of creditors other than micro enterprises and small enterprises.	-	-
	(iii) Other financial liabilities (other than those specified in item (b), to be specified)	343.62	340.94
	(b) Provisions	569.00	274.00
	(c) Deferred Tax Liabilities (Net)	17.82	17.92
	(d) Other non-current liabilities	-	-
	<b>Total non-current liabilities</b>	<b>930.44</b>	<b>632.86</b>
<b>II</b>	<b>Current Liabilities</b>		
	(a) Financial Liabilities		
	(i) Borrowings	-	-
	(ia) Lease Liabilities	-	-
	(ii) Trade Payables		
	(A) total outstanding dues of micro enterprises and small enterprises; and	1.17	0.29
	(B) total outstanding dues of creditors other than micro enterprises and small enterprises.	6.50	3.05
	(iii) Other Financial Liabilities (other than those specified in item (c))	-	-
	(b) Other Current Liabilities	13.80	22.39
	(c) Provisions	4.21	4.63
	(d) Current Tax Liability (net)	270.00	295.00
	<b>Total current liabilities</b>	<b>295.68</b>	<b>325.36</b>
	<b>Total Liabilities</b>	<b>1,226.12</b>	<b>958.22</b>





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## CASH FLOW STATEMENT FOR THE HALF YEAR ENDED 30TH SEPTEMBER, 2024

(₹ in Lakhs)

Particulars	Half Year Ended	
	30 Sep, 2024 (Unaudited)	30 Sep, 2023 (Unaudited)
<b>A Net cash generated/(used) in Operating Activities</b>		
Net Profit before taxation (as per Statement of Profit and Loss)	1,550.83	1,317.01
<b>Adjustments for:</b>		
Depreciation and amortization expense	4.20	4.40
Interest income	(124.67)	(119.65)
Finance costs	0.00	0.01
Unrealised gain on sale of mutual funds	(353.77)	(55.75)
Profit on Sale of shares & mutual funds	(484.53)	(400.77)
Dividend Received	(53.42)	(51.93)
<b>Operating Profit before working capital changes</b>	<b>538.64</b>	<b>693.32</b>
<b>Adjustments for:</b>		
(Increase)/decrease in Trade receivables	(6.78)	(89.17)
(Increase)/decrease in Other receivables and advances	460.88	307.57
(Increase)/decrease in Inventories	73.84	230.22
Increase/(decrease) in Trade Payables	4.32	(5.38)
Increase/(decrease) in Other Liabilities and provisions	288.67	36.79
<b>Cash generated from Operating Activities</b>	<b>820.93</b>	<b>480.03</b>
Taxes paid (Net of refunds)	(54.73)	(162.54)
<b>Net cash flow from operating activities</b>	<b>1,304.84</b>	<b>1,010.31</b>
<b>B Net cash generated/(used) from Investing Activities</b>		
(Increase)/Decrease in Capital Work in process	(15.15)	(6.67)
Interest received	124.67	119.65
Dividend received	53.42	51.93
Net Purchase of investments	(1,402.40)	(1,314.56)
Profit on Sale of Investments	838.30	456.52
Loans	(51.37)	65.94
Other Non current asset	(431.11)	(11.40)
<b>Net Cash generated/ (used) in Investing Activities</b>	<b>-883.64</b>	<b>-638.59</b>
<b>C Net cash generated/(used) from Financing Activities</b>		
Payment of Dividend	(161.21)	(120.91)
Finance costs	(0.00)	(0.01)
<b>Net cash flow from / (used in) financing activities</b>	<b>(161.21)</b>	<b>(120.92)</b>
<b>D Net Increase in Cash and Cash Equivalents (A+B+C)</b>	<b>259.99</b>	<b>251.30</b>
Cash & Cash Equivalents as at beginning of the year	1,642.75	1,592.98
Effect of exchange differences on restatement of foreign currency Cash and cash equivalents	-	-
<b>Cash &amp; Cash equivalents as at 30th September</b>	<b>1,902.74</b>	<b>1,844.28</b>

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





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## Segment wise Revenue, Results, Assets and Liabilities for the quarter and half year ended September 30, 2024

( ₹ in Lakhs )

Particulars	Quarter Ended			Half Year Ended		Year Ended
	30.09.2024	30.06.2024	30.09.2023	30.09.2024	30.09.2023	31.03.2024
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
<b>Segment Revenue</b>						
Investment	722.40	816.28	479.05	1538.68	1038.11	2185.34
Constructions	84.38	173.38	270.09	257.76	724.32	871.81
<b>Total</b>	<b>806.78</b>	<b>989.66</b>	<b>749.14</b>	<b>1796.44</b>	<b>1762.43</b>	<b>3057.15</b>
<b>Segment Results</b>						
Investment	663.31	747.93	401.40	1411.24	900.38	1928.39
Constructions	54.19	118.20	179.24	172.39	433.79	497.66
<b>Total</b>	<b>717.50</b>	<b>866.13</b>	<b>580.64</b>	<b>1583.63</b>	<b>1334.17</b>	<b>2426.05</b>
<b>Less : - Finance costs</b>	0.00	0.00	0.00	0.00	0.01	0.25
<b>Unallocated Expenses net of Income</b>	21.45	11.35	5.20	32.80	17.15	67.92
<b>Profit Before Tax</b>	<b>696.05</b>	<b>854.78</b>	<b>575.44</b>	<b>1550.83</b>	<b>1317.01</b>	<b>2357.88</b>
<b>Segment Assets</b>						
Investment	22376.65	20729.82	15622.14	22376.65	15622.14	17230.88
Constructions	1232.43	1215.91	1432.93	1232.43	1432.93	1297.78
<b>Total</b>	<b>23609.08</b>	<b>21945.73</b>	<b>17055.07</b>	<b>23609.08</b>	<b>17055.07</b>	<b>18528.66</b>
Unallocated Corporate Assets	971.48	847.96	913.02	971.48	913.02	782.01
<b>Total Assets</b>	<b>24580.56</b>	<b>22793.69</b>	<b>17968.09</b>	<b>24580.56</b>	<b>17968.09</b>	<b>19310.67</b>
<b>Segment Liabilities</b>						
Investment	363.80	373.29	391.79	363.80	391.79	365.81
Constructions	0.12	(8.51)	0.18	0.12	0.18	0.66
<b>Total</b>	<b>363.92</b>	<b>364.78</b>	<b>391.97</b>	<b>363.92</b>	<b>391.97</b>	<b>366.47</b>
Unallocated Corporate Liabilities	862.20	726.87	938.61	862.20	938.61	591.75
<b>Total Liabilities</b>	<b>1226.12</b>	<b>1091.65</b>	<b>1330.58</b>	<b>1226.12</b>	<b>1330.58</b>	<b>958.22</b>

### Notes:

- The Unaudited Standalone Financial Results for the quarter and half year ended September 30, 2024 have been reviewed by the Audit Committee and were approved by the Board of Directors of the Company at their respective meetings held on November 13, 2024
- This statement is as per Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. These audited financial results of the Company were prepared in accordance with the Indian Accounting Standards prescribed under Section 133 of the Companies Act, 2013 ("the Act") read with relevant rules issued thereunder ('IND AS') and other accounting principles generally accepted in India and guidelines issued by the Securities Exchange Board of India ("SEBI").
- The Statutory Auditors have carried out the Limited Review of the financial results of the Company.
- The main activities of the Company includes Investment & Constructions.
- During the quarter and half year ended September 30, 2024, the Company do not have any subsidiary/associate/joint venture company(ies).
- Corresponding quarter/year figures have been regrouped/reclassified wherever necessary to confirm to the classification of the current period.

For Coral India Finance and Housing Limited



Navi Doshi  
Chairman & Managing Director  
DIN: 00232287

