



**LADAM AFFORDABLE HOUSING LIMITED**

**Date: November 13, 2024**

To  
**BSE Limited**  
P. J. Towers, 25, Floor,  
Dalal Street, Fort,  
Mumbai-400 001.

**Scrip Code: 540026**

**Subject: Outcome of Board Meeting held on November 13, 2024**

**Ref.: Regulation 30 of Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements), 2015.**

Dear Sir/Madam,

Pursuant to Regulation 30 read with Schedule III, Part A of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, it is to inform you that the meeting of the Board of Directors of the Company held today i.e. November 13, 2024; inter-alia, considered and approved the following:

- The Un-audited Standalone and Consolidated Financial Results of the Company along with the Limited Review Report issued by the Chartered Accountant for the quarter and half year ended September 30, 2024 as per Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015. Further, in compliance with the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, we are enclosing herewith Unaudited Financial Results (Standalone and Consolidated) together with Limited Review Report for the quarter and half year ended September 30, 2024.

Further please Note that in terms of the SEBI (Prohibition of Insider Trading) Regulations, 2015, the trading window of the Company will open after 48 hours after the announcement of the said results.



**LADAM AFFORDABLE HOUSING LIMITED**

The Meeting of the Board of Directors commenced at 05:00 p.m. and concluded at 07:45 p.m.

We request you to take the same on record.

Yours truly,

**For Ladam Affordable Housing Limited**

**Hemanshi Lodaya**  
**Company Secretary and Compliance Officer**  
**Membership no: A71983**



## LIMITED REVIEW REPORT

To, The Board of Directors  
Ladam Affordable Housing Limited, Thane, Maharashtra.

1. We have reviewed the accompanying statement of Standalone Un-audited Financial Results of Ladam Affordable Housing Limited (“the Company”) for the quarter and half year ended September 30, 2024, attached herewith, being submitted by the company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015, as modified by Circular No. CIR/CFD/FACI 62/2016 dated July 5, 2016. This statement is the responsibility of the Company’s Management and has been approved by the Board of Directors at its meeting held on November 13, 2024, which has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard (Ind AS) 34 on ‘Interim Financial Reporting’, 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 report on these financial statements based on our review.
2. We conducted our review 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. This Standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of Company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
3. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of Un-audited Financial Results prepared in accordance with applicable accounting standards (Ind As) under Section 133 of the Companies Act, 2013, read with relevant rules issued there under and other recognized accounting practices and policies 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 including the manner in which it is to be disclosed, or that it contains any material misstatement.

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For D P Sarda & Co  
Chartered Accountants

CA Mukund D Sarda  
Partner  
MRN-149588  
FRN - 117227W

Nagpur, Date: 13/11/2024

UDIN: 24149588BKDODJ2822

## LADAM AFFORDABLE HOUSING LIMITED

Statement Of Standalone Unaudited Financial Results For The Quarter And Half Year Ended on September 30, 2024.

Rs. In lakhs except EPS

Sr. No.	Particulars	For the Quarter Ended on			For the six months Ended on		For the year ended on
		30.09.24	30.06.2024	30.09.2023	30.09.2024	30.09.2023	31.03.2024
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
I	Revenue from Operations	-	-	-	-	-	-
II	Other Income	3.863	2.776	5.871	6.639	8.021	15.263
III	<b>Total Revenue (1 + 2)</b>	<b>3.863</b>	<b>2.776</b>	<b>5.871</b>	<b>6.639</b>	<b>8.021</b>	<b>15.263</b>
IV	<b>Expenses</b>						
1	Cost of Material Consumed	-	-	-	-	-	-
2	Purchase of Stock-in-trade	-	-	-	-	-	-
3	Change in inventories of Finished goods, Stock-in-trade and Work-in-progress	-	-	-	-	-	-
4	Employee benefit expense	2.066	2.143	1.847	4.209	3.647	6.715
5	Finance Cost	-	-	-	-	0.006	0.006
6	Depreciation and amortization expense	0.003	0.003	0.003	0.006	0.006	0.012
7	Other expenses	3.132	6.757	3.051	9.889	8.838	20.451
	<b>Total expenses (IV)</b>	<b>5.200</b>	<b>8.903</b>	<b>4.901</b>	<b>14.104</b>	<b>12.497</b>	<b>27.184</b>
8	(Loss) before exceptional items and tax (3-4)	(1.338)	(6.127)	0.970	(7.465)	(4.475)	(11.920)
9	Exceptional items	-	-	-	-	-	-
V	<b>Profit/(Loss) before tax (III-IV)</b>	<b>(1.338)</b>	<b>(6.127)</b>	<b>0.970</b>	<b>(7.465)</b>	<b>(4.475)</b>	<b>(11.920)</b>
VI	Profit before exceptional items, share of net profit/ net (loss) of investment accounted for using equity method and tax	(1.338)	(6.127)	0.970	(7.465)	(4.475)	(11.920)
VII	Share of profit/ (loss) of joint ventures accounted for using the equity method	-	-	-	-	-	-
VIII	<b>Profit before exceptional items and tax</b>	<b>(1.338)</b>	<b>(6.127)</b>	<b>0.970</b>	<b>(7.465)</b>	<b>(4.475)</b>	<b>(11.920)</b>
IX	Exceptional items - (Income)/ Expenses	-	-	-	-	-	-
X	<b>Tax expense :</b>						
	(1) Current tax	-	-	-	-	-	-
	(2) Less: MAT Credit entitlement	-	-	-	-	-	-
	(3) Deferred tax	-	-	-	-	-	-
	(4) Excess/short provisions of taxes of earlier years reversed	-	-	-	-	-	-
XI	<b>Profit/(Loss) for the period from continuing operations (VII-VIII)</b>	<b>(1.338)</b>	<b>(6.127)</b>	<b>0.970</b>	<b>(7.465)</b>	<b>(4.475)</b>	<b>(11.920)</b>
XII	Profit/(Loss) for the period from discontinued operations	-	-	-	-	-	-
XIII	Tax Expense of discontinued operations	-	-	-	-	-	-
XIV	<b>Other Comprehensive income (net of tax)</b>						
A	(i) items that will be reclassified to profit or loss	-	-	-	-	-	-
	(ii) Income tax relating to items that will be reclassified to profit or loss	-	-	-	-	-	-
B	(i) Items that will not be classified to profit or loss						
	- Fair Value on equity instrument	(0.018)	(0.297)	0.113	(0.315)	0.129	0.369
	- Actuarial gain/(loss) on defined benefit obligation	-	-	-	-	-	-
	(ii) Income tax relating to items that will not be reclassified to profit or loss	-	-	-	-	-	-
XV	<b>Total Comprehensive income for the period (XI+XIV)</b>	<b>(1.356)</b>	<b>(6.424)</b>	<b>1.083</b>	<b>(7.780)</b>	<b>(4.346)</b>	<b>(11.552)</b>
10	<b>Net profit attributable to</b>						
	(a) Owners of the company						
	(b) non-controlling interest						
11	<b>Other comprehensive income attributable to</b>						
	(a) Owners of the company						
	(b) non-controlling interest						
12	<b>Total comprehensive income attributable to</b>						
	(a) Owners of the company						
	(b) non-controlling interest						
XVI	<b>Paid up Equity Share Capital (Face Value of Rs.5/- each)</b>	<b>915.230</b>	<b>915.230</b>	<b>915.230</b>	<b>915.230</b>	<b>915.230</b>	<b>915.230</b>
XVII	<b>Earning per equity share of Rs.5/- each</b>						
	(a) Basic	(0.007)	(0.033)	0.005	(0.041)	(0.024)	(0.065)
	(b) Diluted	(0.007)	(0.033)	0.005	(0.041)	(0.024)	(0.065)



Tel. No. 71191000 / 001  
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Email ID : lahl@ladam.in / compliances@ladam.in  
Website : www.ladamaffordablehousing.com

Registered Add.: Ladam House, C-33, Opp. ITI, Wagle Industrial Estate, Thane (W) - 400 604.



## LADAM AFFORDABLE HOUSING LIMITED

Statement of Unaudited Standalone Balance sheet as at September 30, 2024

Rs in Lakhs.

Sr. No.	Particulars	As at September 30, 2024	As at March 31, 2024
		(Unaudited)	(Audited)
<b>A</b>	<b>ASSETS</b>		
1	<b>Non-current assets</b>		
	(a) Property, Plant and Equipment	1,921.098	1,921.104
	(b) Capital WIP	20.303	20.303
	(c) Financial Assets		
	(i) Investments	405.453	399.130
	(ii) Other Financial Assets	-	-
	(d) Advance Income Asset (Net)	-	-
	(e) Other Non Current Assets	-	-
	<b>Total Non - Current Assets</b>	<b>2,346.854</b>	<b>2,340.537</b>
2	<b>Current assets</b>		
	(a) Inventory	360.502	347.419
	(b) Financial Assets		
	(i) Trade receivables	-	-
	(ii) Cash and cash equivalents	2.571	2.214
	(iii) Other financial assets	870.297	870.297
	(c) Current Tax Asset (net)		
	(d) Other current assets	1.367	1.350
	<b>Total Current Assets</b>	<b>1,234.736</b>	<b>1,221.280</b>
	<b>Total Assets (1+2)</b>	<b>3,581.590</b>	<b>3,561.817</b>
<b>B</b>	<b>EQUITY AND LIABILITIES</b>		
1	<b>Equity</b>		
	(a) Equity Share capital	915.230	915.230
	(b) Other Equity	1,540.417	1,548.197
	<b>Total Equity</b>	<b>2,455.647</b>	<b>2,463.427</b>
	<b>LIABILITIES</b>		
2	<b>Non-current liabilities</b>		
	(a) Financial Liabilities		
	(i) Borrowings	-	-
	(ii) Trade Payables	-	-
	(iii) Other Financial Liabilities	-	-
	(b) Other Liabilities	-	-
	<b>Total Non - Current Liabilities</b>	<b>-</b>	<b>-</b>
3	<b>Current liabilities</b>		
	(a) Financial Liabilities		
	(i) Trade payables	47.123	55.331
	(ii) Borrowing	1,061.158	1,026.558
	(iii) Other financial liabilities	10.000	10.000
	(b) Other current liabilities		
	(c) Provisions	7.662	6.501
	<b>Total Current Liabilities</b>	<b>1,125.943</b>	<b>1,098.390</b>
	<b>Total Equity and Liabilities (1+2+3)</b>	<b>3,581.590</b>	<b>3,561.817</b>



## LADAM AFFORDABLE HOUSING LIMITED

Statement of Standalone Unaudited Cash Flows For Half Year Ended on September 30, 2024

Rs. In lakhs

Particulars	Period ending	Year ending
	September 30, 2024	March 31, 2024
	(Unaudited)	(Audited)
<b>A Cash flows from operating activities</b>		
Profit for the period	(7.465)	(11.920)
Adjustments for:		
Non cash income from partnership firm	(6.639)	(15.263)
Profit on sale of investments	-	-
Depreciation and amortisation of non-current assets	0.006	0.012
Interest income	-	-
dividend received	-	-
	<b>(14.098)</b>	<b>(27.171)</b>
<b>Movements in working capital:</b>		
(Increase)/decrease in trade receivables	-	-
(Increase)/decrease in inventory	(13.082)	(20.802)
(Increase)/decrease in other financial assets	-	-
(Increase)/decrease in other assets	(0.017)	(0.056)
Increase/(decrease) in borrowings	-	-
Increase/(decrease) in trade payables	(8.208)	(3.562)
(Decrease)/increase in other financial liabilities	-	-
(Decrease)/increase in other liabilities	-	-
Increase/(decrease) in provisions	1.161	0.230
	(20.145)	(24.190)
<b>Cash generated from operations</b>	<b>(34.243)</b>	<b>(51.362)</b>
Income taxes paid	-	-
<b>Net cash generated by operating activities</b>	<b>(34.243)</b>	<b>(51.362)</b>
<b>B Cash flows from investing activities</b>		
Sale of shares	-	-
Purchase of fixed assets	-	-
Purchase of current investments	-	-
Proceeds from sale of current investments	-	-
Purchase of non-current investments (Investment in subsidiary)	-	-
receipt of security deposit	-	-
Change in other non-current assets	-	-
Dividend received	-	-
Interest received	-	-
<b>Net cash (used in)/generated by investing activities</b>	<b>-</b>	<b>-</b>
<b>C Cash flows from financing activities</b>		
Amount repaid	-	-
Increase in borrowing	34.600	51.598
Receipt of security deposit	-	-
Interest Paid	-	-
<b>Net cash used in financing activities</b>	<b>34.600</b>	<b>51.598</b>
Net increase in cash and cash equivalents	0.357	0.236
Cash and cash equivalents at the beginning of the period	2.214	1.978
Cash and cash equivalents at the end of the period	2.571	2.214



## LADAM AFFORDABLE HOUSING LIMITED

Notes to the reviewed quarter and six months ended on 30.09.2024

- 1 The above financial results were reviewed by Audit Committee and approved at the Meeting of Board of Directors held on November 13th, 2024.
- 2 There were no changes in the Accounting Policies of the company.
- 3 The figures pertaining to the previous year have been regrouped/rearranged wherever
- 4 Other Comprehensive Loss of Rs.1,826 is unrealised loss on investment held in equity instrument between June 30,2024 to September 30, 2024 as per the option of FVTOCI selected by the company as per applicable IND AS.

For and behalf of Board of Directors of  
Ladam Affordable Housing Limited

Date: 13/11/2024  
Place: Thane



Sumesh Agarwal  
Chairperson , Director & CEO  
DIN : 00325063





## LIMITED REVIEW REPORT

To, The Board of Directors  
Ladam Affordable Housing Limited, Thane, Maharashtra.

1. We have reviewed the accompanying statement of Consolidated Unaudited Financial Results of M/s Ladam Affordable Housing Limited (“the Parent”), its Subsidiaries and Associates (the Parent, Subsidiaries and Associates collectively referred to as “the Group”) for the quarter and half year ended on September 30, 2024, together with the notes thereon, attached herewith, being submitted by the Parent pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015, as modified by Circular No. CIR/CFD/FACI 6212016 dated July 5, 2016. This Statement, which is the responsibility of the Parent’s Management and approved by the Parent’s Board of Directors at its meeting held on November 13, 2024, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 “Interim Financial Reporting” (“Ind AS 34”), prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
2. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 “Review of Interim Financial Information Performed by the Independent Auditor of the Entity”, issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons 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 and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

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

3. This Statement includes results of;
  - (i) Ladam Foods Pvt. Ltd. (Subsidiary)
  - (ii) Ladam Flora Pvt. Ltd. (Subsidiary)
  - (iii) Ladam Homes Pvt. Ltd. (Subsidiary)

The following associates are into losses. Hence, As per Ind AS -28 their results are not included;

- (iv) Lacon India Ltd. (Associates)
- (v) Ladam Steels Ltd. (Associates)
- (vi) Spearhead Metals And Alloys Limited (Associates)



4. Based on our review conducted as 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.
5. We did not review the interim financial results of the Subsidiaries included in the Consolidated Un-audited Quarterly and Half yearly Financial Results, whose interim results reflect total revenues of Rs.50.770 Lakhs as at September 30, 2024 and Rs.47.994 Lakhs as at the quarter ended September 30, 2024, total PBT of Rs. 6.084 Lakhs at September 30, 2024 and Rs.12.225 Lakhs as at the quarter ended September 30, 2024, and Total assets of Rs.4684.360 lakhs at September 30, 2024, as considered in the Consolidated Un-audited Financial Results. These interim financial results have been reviewed by other auditors whose reports have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries, associates and joint ventures, is based solely on the reports of the other auditors and the procedures performed by us as stated in paragraphs above.

Our conclusion on the Statement is not modified in respect of the above matter.

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For D P Sarda & Co  
Chartered Accountants

CA Mukund D Sarda  
Partner  
MRN-149588  
FRN - 117227W

UDIN:24149588BKDODK1267

Nagpur, Date: 13/11/2024

## LADAM AFFORDABLE HOUSING LIMITED

STATEMENT OF CONSOLIDATED UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED SEPTEMBER 30, 2024.

(Rs. In lakhs Except EPS)

Sr. No.	Particulars	For the Quarter Ended on			For the six months Ended on		For the year ended on
		30.09.24	30.06.24	30.09.23	30.09.24	30.09.2023	31.03.2024
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
I	Revenue from Operations	42.458	-		42.458		81.806
II	Other Income	5.537	2.776	6.387	8.313	9.388	22.359
III	<b>Total Revenue (1 + 2)</b>	<b>47.994</b>	<b>2.776</b>	<b>6.387</b>	<b>50.770</b>	<b>9.388</b>	<b>104.165</b>
IV	<b>Expenses</b>						
1	Cost of Material Consumed	2.8001	-		2.800		17.084
2	Change in inventories of Finished goods, WIP and Stock in trade	22.286	-		22.286		42.899
3	Employee benefit expense	2.860	2.143	1.847	5.003	3.647	18.753
4	Finance Cost			0.024	-	0.030	0.034
5	Depreciation and amortization expense	0.003	0.003	0.003	0.006	0.006	4.869
6	Other expense	7.821	6.770	3.171	14.591	8.958	28.777
	<b>Total expenses (IV)</b>	<b>35.769</b>	<b>8.916</b>	<b>5.044</b>	<b>44.686</b>	<b>12.640</b>	<b>112.416</b>
V	<b>Profit/(Loss) before tax (III-IV)</b>	<b>12.225</b>	<b>(6.140)</b>	<b>1.343</b>	<b>6.084</b>	<b>(3.252)</b>	<b>(8.251)</b>
VI	<b>Profit before exceptional items, share of net profit/ net (loss) of investment accounted for using equity method and tax</b>	<b>12.225</b>	<b>(6.140)</b>	<b>1.343</b>	<b>6.084</b>	<b>(3.252)</b>	<b>(8.251)</b>
VII	<b>Profit before exceptional items, share of net profit/ net (loss) of investment accounted for using equity method and tax</b> Share of profit/ (loss) of joint ventures accounted for using the equity method						
VIII	<b>Profit before exceptional items and tax</b>	<b>12.225</b>	<b>(6.140)</b>	<b>1.343</b>	<b>6.084</b>	<b>(3.252)</b>	<b>(8.251)</b>
IX	Exceptional items - (Income)/ Expenses						-
X	<b>Tax expense :</b>						
	(1) Current tax						1.032
	(2) Less: MAT Credit entitlement						-
	(3) Deferred tax						-
	(4) Excess/short provisions of taxes of earlier years reversed						-
XI	<b>Profit/(Loss) for the period from continuing operations (VII-VIII)</b>	<b>12.225</b>	<b>(6.140)</b>	<b>1.343</b>	<b>6.084</b>	<b>(3.252)</b>	<b>(9.284)</b>
XII	<b>Profit/(Loss) for the period from discontinued operations</b>						-
XIII	<b>Tax Expense of discontinued operations</b>						-
XIV	<b>Other Comprehensive income (net of tax)</b>						
A	(i) Items that will not be classified to profit or loss						
	- Fair Value on equity instrument	-0.018	-0.297	0.113	-0.315	0.130	0.369
	- Actuarial gain/(loss) on defined benefit obligation						-
XV	<b>Total Comprehensive income for the period (8+9)</b>	<b>12.207</b>	<b>(6.438)</b>	<b>1.456</b>	<b>5.769</b>	<b>(3.122)</b>	<b>(8.915)</b>
7	<b>Net profit attributable to</b>						
	(a) Owners of the company	5.789	(6.107)	1.144	(0.318)	(3.048)	(10.489)
	(b) non-controlling interest	6.436	(0.033)	0.199	6.403	(0.203)	1.206
8	<b>Other comprehensive income attributable to</b>						
	(a) Owners of the company	-0.018	(0.297)	0.113	(0.315)	0.130	0.369
	(b) non-controlling interest						-
9	<b>Total comprehensive income attributable to</b>						
	(a) Owners of the company	5.771	(6.405)	1.337	(0.634)	(2.865)	(10.121)
	(b) non-controlling interest	6.436	(0.033)	0.120	6.403	(0.256)	1.206
XVI	<b>Paid up Equity Share Capital (Face Value of Rs.5/- each)</b>	<b>915.230</b>	<b>915.230</b>	<b>915.230</b>	<b>915.230</b>	<b>915.230</b>	<b>915.230</b>
XVII	<b>Earning per equity share of Rs.5/- each</b>						
	(a) Basic	0.032	(0.034)	0.006	(0.002)	(0.019)	(0.051)
	(b) Diluted	0.032	(0.034)	0.006	(0.002)	(0.019)	(0.051)

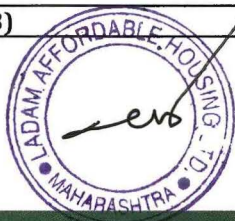


## LADAM AFFORDABLE HOUSING LIMITED

Statement of Unaudited Consolidated Balance Sheet as at September 30, 2024

Rs. In lakhs

Sr. No.	Particular	As at September 30,	As at March 31,
		2024	2024
		(Unaudited)	(Audited)
<b>A</b>	<b>ASSETS</b>		
1	<b>Non-current assets</b>		
	(a) Property, Plant and Equipment	2,072.055	2,072.061
	(b) Capital Work in Progress	20.303	20.303
	(c) Goodwill	31.524	31.524
	(d) Financial Assets		
	(i) Other Investments	381.697	375.375
	(ii) Other Financial Assets	1,061.351	1,016.228
	(e) Other Non Current Assets	1.363	1.363
	<b>Total Non - Current Assets</b>	<b>3,568.293</b>	<b>3,516.853</b>
2	<b>Current assets</b>		
	(a) Inventories	360.502	372.786
	(b) Financial Assets		
	(i) Trade Receivables		
	(ii) Cash and Cash Equivalent	57.874	67.257
	(iii) Other Financial Assets	694.647	694.607
	(c) Current tax assets		
	(d) Other current assets	3.045	1.350
	<b>Total Current Assets</b>	<b>1,116.067</b>	<b>1,136.000</b>
	<b>Total Assets (1+2)</b>	<b>4,684.360</b>	<b>4,652.853</b>
<b>B</b>	<b>EQUITY AND LIABILITIES</b>		
1	<b>Equity</b>		
	(a) Equity Share capital	915.230	915.230
	(b) Other Equity	2,032.657	2,033.278
	(c) Non-controlling interest	469.553	463.150
	<b>Total Equity</b>	<b>3,417.440</b>	<b>3,411.658</b>
2	<b>LIABILITIES</b>		
	<b>Non-current liabilities</b>		
	(a) Financial Liabilities		
	(i) Borrowings	1.332	-
	(b) Other non current liabilities	-	-
	<b>Total Non - Current Liabilities</b>	<b>1.332</b>	<b>-</b>
3	<b>Current liabilities</b>		
	(a) Financial Liabilities		
	(i) Trade payables	143.416	151.529
	(ii) Borrowings	1,017.899	983.223
	(iii) Other financial liabilities	10.000	10.000
	(b) Other current liabilities	80.766	83.119
	(c) Provisions	13.507	13.324
	<b>Total Current Liabilities</b>	<b>1,265.587</b>	<b>1,241.195</b>
	<b>Total Equity and Liabilities (1+2+3)</b>	<b>4,684.360</b>	<b>4,652.853</b>





## LADAM AFFORDABLE HOUSING LIMITED

Statement of Consolidated Unaudited Cash Flows For Half Year Ended on September 30, 2024.

Rs. In lakhs

Particulars		Period ending September 30, 2024	Period ending March 31, 2024
<b>A</b>	<b>Cash flows from operating activities</b>		
	Profit for the period	6.084	(8.252)
	Adjustments for:		
	non cash income from partnership firm	(8.313)	(15.263)
	non cash gain or loss related to oci	-	-
	Depreciation and amortisation of non-current assets	0.006	4.869
	Change in fair value of investments	-	-
	Interest expense	-	0.028
	Interest income	-	(3.681)
	Dividend received	-	-
		<b>(8.307)</b>	<b>(14.047)</b>
	<b>Movements in working capital:</b>		
	(Increase)/decrease in trade receivables	-	0.216
	(Increase)/decrease in inventory	12.284	22.097
	(Increase)/decrease in other financial assets	-	1.154
	(Increase)/decrease in other assets	(1.695)	(1.120)
	Increase/(decrease) in trade payables	(8.113)	(7.732)
	(Decrease)/increase in other financial liabilities	-	-
	(Decrease)/increase in other liabilities	(2.353)	17.848
	Increase/(decrease) in provisions	0.183	0.042
		0.305	32.414
	<b>Cash generated from operations</b>	<b>(1.917)</b>	<b>10.115</b>
	Income taxes paid	-	(1.032)
	<b>Net cash generated by operating activities</b>	<b>(1.917)</b>	<b>9.083</b>
<b>B</b>	<b>Cash flows from investing activities</b>		
	Capital expenditure on fixed assets		
	Financial investment	(6.322)	
	Purchase of Fixed Assets of fixed assets	-	
	Other Financial Assets	(45.123)	(50.794)
	Change in other non-current assets	-	(0.115)
	Proceeds from sale of current investments	-	-
	Sale of current investments	-	-
	Sale of non-current investments	-	-
	Change in other Current financial assets	(0.040)	-
	dividend received	-	-
	Interest received	1.67	3.681
	Changes in non-controlling interest	6.337	
	<b>Net cash (used in)/generated by investing activities</b>	<b>(43.474)</b>	<b>(47.228)</b>
<b>C</b>	<b>Cash flows from financing activities</b>		34.850
	Proceed from Long Term borrowing	1.332	
	Proceed from Short Term borrowing	34.676	
	Securities premium received on issue of 8% Non-cumulative compulsorily convertible Preference shares		(0.028)
	<b>Net cash used in financing activities</b>	<b>36.008</b>	<b>34.822</b>
	Net increase in cash and cash equivalents	(9.383)	(3.323)
	Cash and cash equivalents at the beginning of the year	67.257	70.580
	Cash and cash equivalents at the end of the year	57.874	67.257



## LADAM AFFORDABLE HOUSING LIMITED

Notes to the reviewed quarter and half year ended on 30.09.2024

- 1 The above financial results were reviewed by Audit Committee and approved at the Meeting of Board of Directors held on November 13, 2024.
- 2 There were no changes in the Accounting Policies of the company.
- 3 The figures pertaining to the previous year have been regrouped/rearranged wherever necessary.
- 4 Other Comprehensive Loss of Rs. 1826 is unrealised loss on investment held in equity instrument between July 01, 2024 to September 30, 2024 as per the option of FVTOCI selected by the company as per applicable IND AS.

**For and behalf of Board of Directors of  
Ladam Affordable Housing Limited**



**Date: 13/11/2024**

**Place: Thane**

**Sumesh Agarwal  
Authorized Signatory  
(Chairperson , Director & CEO )  
DIN : 00325063**