



## LADAM AFFORDABLE HOUSING LIMITED

(Formerly known as Ladam Finance Limited)

Date: 28 May, 2019

To

The General Manager,  
(Listing & Corporate Relations)

BSE Limited

P J Towers, Dalal Street,

Mumbai - 400001

Scrip Code: 540026

**Subject: Outcome of Board Meeting of the Company held today, 28 May, 2019**

**Ref: Regulation 30 read with Regulation 33 (Listing Obligations and Disclosure Requirement) Regulations, 2015.**

Pursuant to the Regulation 30 of the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations, 2015, we hereby inform you that the meeting of Board of Directors of the Company held today i.e. 28 May, 2019, *inter-alia*, approved the following:

1. To Consider and approve the Audited Financial Result of the Company along with the Audit Report issued by Chartered Accountant for the quarter and year ended 31<sup>st</sup> March, 2019 as per Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015.
2. Pursuant to Regulation 30 of SEBI (Listing Obligation and Disclosures Requirements) Regulations, 2015, The Company had received the resignation letter on 23<sup>rd</sup> April, 2019 from Mr. Sachin Jain who wishes to resign from post of Chief Financial Officer (CFO) of the Company. Board approved and noted the resignation of Mr. Sachin Jain, Chief Financial Officer of the Company with effect from the closing of working hours of 7<sup>th</sup> May, 2019.
3. Pursuant to Regulation 30 read with Schedule III Part A of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, Board considered and approved Appointment of Mr. Rajesh Mukane as Chief Financial Officer (CFO) of the Company with effect from 27<sup>th</sup> May, 2019. Brief profile of the newly appointed CFO is annexed.

Further, in compliance with the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, we are enclosing herewith Audited Financial Results together with Audit Report for the quarter and year ended 31<sup>st</sup> March, 2019.

The meeting of the Board of Directors commenced at 5.30 p.m. and concluded at 8.00 p.m.

We request you to take the above on record.

**For Ladam Affordable Housing Limited**

  
Mohini Budhwani  
Company Secretary  
A49186





## LADAM AFFORDABLE HOUSING LIMITED

(Formerly known as Ladam Finance Limited)

### Profile of Mr. Rajesh Mukane

Name: Mr. Rajesh Mukane

Reason for Change: Due to resignation of earlier CFO Sachin Jain

Date of Appointment: 27<sup>th</sup> May, 2019

#### **Brief Profile:**

Name: Rajesh Mukane

Designation: Chief Financial Officer

Contact Number: 022-71191036

E-mail Id: rajeshmkn803@gmail.com

**Educational Qualification:** B.com

**Professional Experience:** Auditing, Finalisation of Accounts since last 25 years, Taxation and preparation of financial statements.





## LADAM AFFORDABLE HOUSING LIMITED

(Formerly known as Ladam Finance Limited)

### Statement of Standalone & Consolidated audited Results for the year / Quarter ended 31st March 2019

Particulars	Quarter Ended			12 Months ended		Consolidated	
	31-03-2019 (Audited)	31-03-2018 (Audited)	31-12-2018 (Un-Audited)	31-03-2019 (Audited)	31-03-2018 (Audited)	31-03-2019	31-03-2018
I Revenue from Operations	-	-	-	-	-	53,80,000	2,18,99,546
II Other Income	5,81,765	8,62,221	-	5,81,765	12,24,679	43,42,747	49,47,679
III Total Revenue (I + II)	5,81,765	8,62,221	-	5,81,765	12,24,679	97,22,747	2,68,47,225
IV Expenses							
1 Cost of Materials Consumed	-	-	-	-	-	6,33,257	37,66,401
2 Purchase of Stock-in Trade	-	-	-	-	-	-	-
3 Changes in inventories of finished goods, Stock-in-Trade and Work -in progress	-	-	-	-	-	35,71,484	1,34,89,418
4 Employee benefits expense	2,55,981	4,35,142	1,89,419	6,77,040	10,86,484	7,43,040	11,57,484
5 Finance costs	-	-	-	118	-	35,58,308	28,60,656
6 Depreciation and amortization expense	-	-	-	-	-	-	8,43,241
7 Other Expenses	4,83,982	3,73,811	4,09,503	17,78,496	15,28,827	19,43,861	16,46,725
Excise Duty	-	-	-	-	-	-	-
Total expenses (IV)	7,39,963	8,08,953	5,98,922	24,55,654	26,15,311	1,04,49,950	2,37,63,925
V Profit/(Loss) before tax (V - VI)	-1,58,198	53,268	(5,98,922)	(18,73,889)	(13,90,632)	(7,27,203)	30,83,300
VI Tax expense:							
(1) Current tax	-	-	-	-	-	3,95,000	15,94,000
(2) Less: MAT Credit entitlement	-	-	-	-	-	-	(4,00,000)
(3) Deferred tax	-	-	-	-	-	-	-
(4) Excess/short provisions of taxes of earlier years reversed	0	-	-	-	-	-	-
VII Profit (Loss) for the period from continuing operations (VII-VIII)	-1,58,198	53,268	(5,98,922)	(18,73,889)	(13,90,632)	(11,22,203)	18,89,300
VIII Profit/(loss) from discontinued operations	-	-	-	-	-	-	-
IX Tax expense of discontinued operations	-	-	-	-	-	-	-
X Profit/(loss) from Discontinued operations (after tax) (X-XI)	-	-	-	-	-	-	-
XI Profit (Loss) for the period (IX + XII)	-1,58,198	53,268	(5,98,922)	(18,73,889)	(13,90,632)	(11,22,203)	18,89,300
XII Other Comprehensive Income	-	-	-	-	-	-	-
A							
(i) Items that will not be re-classified to profit or loss							
Gain/(Loss) on Equity instruments designated at FVTOCI	-5,96,947	-1,60,27,462	6,53,312	(82,76,298)	20,79,918	(82,76,299)	20,79,918
(ii) Income Tax relating to items that will not be re-classified to profit or loss	-	-	-	-	-	-	-
B							
(i) Items that will be re-classified to profit or loss							
(ii) Income Tax relating to items that will be re-classified to profit or loss							
XIII Total Comprehensive Income for the period (XIII+XIV) (Comprising Profit (Loss) and other Comprehensive Income for the period	(7,55,145)	(1,59,74,194)	54,390	(1,01,50,187)	6,89,286	(93,98,502)	39,69,218
XIV Earnings per equity share (for continuing operation):							
(1) Basic	-0.009	0.00	-0.03	-0.10	-0.08	-0.06	0.10
(2) Diluted	-0.009	0.00	-0.03	-0.10	-0.08	-0.06	0.10
XV Earnings per equity share (for discontinued operation):							
(1) Basic							
(2) Diluted							
XVI Earnings per equity share (for discontinued & continuing operations):							
(1) Basic	-0.009	0.00	-0.03	-0.10	-0.08	-0.06	0.10
(2) Diluted	-0.009	0.00	-0.03	-0.10	-0.08	-0.06	0.10

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

Sumesh Agarwal  
Authorized Signatory (Director)  
DIN : 00325063



Date: 28/05/2019  
Place: Thane

Tel No. 71191000 / 001  
CIN.: L65990MH1979PLC021923

Email ID : info@ladamaffordablehousing.com  
Website : www.ladamaffordablehousing.com



## LADAM AFFORDABLE HOUSING LIMITED

(Formerly known as Ladam Finance Limited)

Particulars	Standalone Figures		Consolidated Figures	
	31-03-2019	31-03-2018	31-03-2019	31-03-2018
<b>ASSETS</b>				
<b>Non-Current Assets</b>				
Property, Plant & equipments	19,21,09,750	19,21,09,750	20,98,28,842	21,04,89,447
Capital work in progress	20,30,278	20,30,278	20,30,278	20,30,278
Investment property	-	-	-	-
Goodwill	-	-	31,52,382	31,52,382
Other Intangible assets	-	-	-	-
Intangible assets under development	-	-	-	-
<b>Financial Assets</b>				
Investment	7,43,81,010	8,20,75,544	7,20,05,410	7,96,99,944
Other investments	-	-	-	-
Loans	-	-	-	12,269
Loans towards financing activities	-	-	-	-
Other financial Assets	-	-	-	-
Deferred tax Assets (Net)	-	-	-	-
Other non current Assets	-	-	91,78,965	38,35,984
<b>Sub total - Non Current Assets</b>	<b>26,85,21,038</b>	<b>27,62,15,572</b>	<b>29,61,95,877</b>	<b>29,92,20,304</b>
<b>Current Assets</b>				
Inventories WIP	84,25,792	61,57,429	68,40,49,614	58,85,43,150
<b>Financial Assets</b>				
Investments	-	-	-	-
Trade receivables	-	-	3,25,823	39,90,127
Cash & Cash equivalents	37,030	91,614	6,73,61,801	6,00,96,917
Other bank balances	-	-	-	-
Loans	8,04,74,823	8,03,11,688	11,95,45,146	11,79,45,521
Loans towards financing activities	-	-	-	-
Other financial Assets	8,060	6,200	8,000	6,200
Other current Assets	7,26,883	4,28,049	7,26,883	4,28,049
<b>Sub total - Current Assets</b>	<b>8,96,72,588</b>	<b>8,69,94,980</b>	<b>87,20,17,267</b>	<b>77,10,09,964</b>
Assets classified as held for sale	-	-	-	-
<b>TOTAL ASSETS</b>	<b>35,81,93,626</b>	<b>36,32,10,552</b>	<b>1,16,82,13,144</b>	<b>1,07,02,30,268</b>
<b>Equity &amp; Liabilities</b>				
<b>Equity</b>				
Equity Share capital	9,15,23,000	9,15,23,000	9,15,23,000	9,15,23,000
Other Equity	18,06,58,835	19,10,97,561	21,44,97,387	22,41,58,009
Equity attributable to shareholders of the company	<b>27,21,81,835</b>	<b>28,26,20,561</b>	<b>30,60,20,387</b>	<b>31,56,81,009</b>
Non Controlling Interest	-	-	3,46,28,447	3,46,54,867
<b>Total Equity</b>	<b>27,21,81,835</b>	<b>28,26,20,561</b>	<b>34,06,48,834</b>	<b>35,03,35,876</b>
<b>Liabilities</b>				
<b>Non Current Liabilities</b>				
<b>Financial Liabilities</b>				
Borrowings	-	-	11,28,16,219	24,35,30,950
Other financial Liabilities (Note 4)	10,00,000	10,00,000	10,00,000	10,00,000
Provisions	-	-	-	-
Deferred Tax Liabilities (Net) (Note 7)	-	-	-	-
Other Non Current Liabilities	-	-	-	-
<b>Total Non Current Liabilities</b>	<b>10,00,000</b>	<b>10,00,000</b>	<b>11,38,16,219</b>	<b>24,45,30,950</b>
<b>Current Liabilities</b>				
<b>Financial Liabilities</b>				
Borrowings	8,30,44,548	7,80,72,689	20,87,53,116	11,66,33,409
Current Maturities of Long term borrowings	-	-	-	-
Trade Payables	14,37,485	10,67,014	6,05,25,265	5,31,98,499
Other financial Liabilities	3,640	4,789	3,640	4,789
Provisions	5,26,118	4,45,499	10,68,408	17,18,829
Other Current Liabilities	-	-	44,33,97,662	30,38,07,916
<b>Total Current Liabilities</b>	<b>8,50,11,791</b>	<b>7,95,89,991</b>	<b>71,37,48,091</b>	<b>47,53,63,442</b>
<b>TOTAL EQUITY &amp; LIABILITY</b>	<b>35,81,93,626</b>	<b>36,32,10,553</b>	<b>1,16,82,13,144</b>	<b>1,07,02,30,268</b>





## LADAM AFFORDABLE HOUSING LIMITED

(Formerly known as Ladam Finance Limited)

### Sr No. Particulars

- 1 The above financial results were reviewed by Audit Committee and approved at the Meeting of Board of Directors held on 28/05/2019.
- 2 **Recognition of Financials Assets / Financials Liability :**  
The company recognizes financial assets and financial liabilities when it becomes a party to the contractual provisions of the instrument. All financial assets (Except Net Investments) and financial liabilities (Except Borrowings) are recognized at fair value on initial recognition, except for trade receivables and security deposits, which are initially measured at transaction price.
- 3 **Classification of interest free loans from and to various parties :**  
Interest free loan taken from kashish park realty pvt ltd and financial assets i.e. Interest free loan given to Ladam foods Ltd, Ladam Homes Ltd, Ladam steels ltd and Ramkishan metal works are unsecured loan repayable on demand. Since repayment term is not fixed in this type of loan, as per IND AS 113 fair value of such loan is not less than its face value/ initial recognition value. Hence, such loans being repayable on demand are classified under current asset/liability & are no discounting in respect of such loan is done.
- 4 **De-recognition of Financial Liabilities as per IND AS 109:**  
De-recognition of Financial Liabilities or part of it from statement of financials position is done only when it is extinguished i.e. when the obligation specified in the contract is discharged or cancelled or expires. None of the Financials liabilities in statement of financials position satisfy the above criteria of de recognition as per IND AS 109. Hence no De recognition in respect of any financial liability is done.
- 5 **Segmental Reporting :**  
The Company has only one segment & currently no project are started in the company.
- 6 **Income Tax as per IND AS 12 :**
  - a. Deferred Tax Liability/asset is created as per IND AS 12 on the difference between carrying value and tax base.
  - b. Deferred tax liability on fair value gain on property (land at shahpur) is not created since there is no material difference between carrying value and tax base due to indexation benefit available as per tax law on the capital gain tax in future.
- 7 **Financial assets (Investment in equity) for which Fair value through other comprehensive Income (FVTOCI) option is selected.**  
Equity investment in Shree Pushkar Ltd i.e. listed company is of the long term nature. The investment is financial asset and based on business model & contractual cashflow test, irrevocable option of Fair value through other comprehensive is selected.
- 8 The figures pertaining to the previous year have been regrouped/rearranged wherever necessary.







**Auditor's Report on Quarterly and Annual Standalone Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.**

*INDEPENDENT AUDITORS' REPORT  
TO THE BOARD OF DIRECTORS  
OF LADAM AFFORDABLE HOUSING LIMITED*

1. We have audited the accompanying statement of Standalone Ind-AS Financial Results of LADAM AFFORDABLE HOUSING LIMITED ("the Company") for the quarter and the year ended March 31, 2019, together with the notes thereon ("the Statement") attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016, (initialed by us for identification). These quarterly and annual Standalone Ind AS Financial Results have been prepared on the basis of Standalone Ind AS Financial Statements, which are the responsibility of the Company's Management and have been approved by the Board of Directors of the Company at its meeting held on May 28, 2019. Our responsibility is to express an opinion on these Standalone Ind-AS Financial Results based on our audit of such Standalone Ind AS Financial Statements, which have been prepared in accordance with the Indian Accounting Standards (Ind-AS) prescribed under Section 133 of the Companies Act, 2013, read with the relevant rules issued thereunder and other accounting principles generally accepted in India. Attention is drawn to the fact that the figures for the quarter ended March 31, as reported in these results are the balancing figures between audited figures in respect of the financial years ended March 31, and the published year to date figures up to the end of the third quarter of the relevant financial years. The figures for the quarter and year ended March 31, 2018 of the previous year have been subjected to audit by the predecessor auditor who had expressed an unqualified opinion on the previously published financial results.
2. We conducted our audit in accordance with the auditing standards generally accepted in India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial results are free of material misstatements. An audit includes examining, on a test basis, evidence supporting the amounts disclosed as financial results. An audit also includes assessing

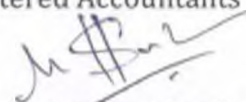


the accounting principles used and significant estimates made by Management. We believe that our audit provides a reasonable basis for our opinion.

3. Based on our audit conducted as above, in our opinion and to the best of our information and according to the explanations given to us these Ind-AS Standalone Financial Results for the quarter and year ended 31 March, 2019;
- a) are presented in accordance with requirements of Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and SEBI Circular dated 05.07.2016 in this regard; and
  - b) gives a true and fair view of the net profit (financial performance including other comprehensive income) and other financial information for the quarter and the year ended 31 March, 2019.

For D P Sarda and Co  
Chartered Accountants



  
CA Mukund Sarda  
Partner  
MRN 149588  
FRN 117227w

Place : Mumbai  
Date : 28.05.2019



**Auditor's Report on Quarterly and Annual Consolidated Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.**

*INDEPENDENT AUDITORS' REPORT  
TO THE BOARD OF DIRECTORS  
OF LADAM AFFORDABLE HOUSING LIMITED*

1. We have audited the accompanying statement of Standalone Ind-AS Financial Results of LADAM AFFORDABLE HOUSING LIMITED ("the Parent") and its subsidiaries together referred to as "the Group") and its share of the net profit/(loss) after tax and comprehensive income / loss of its associates and joint ventures for the quarter ended 31<sup>st</sup> March, 2019 and for the period from 01/01/2019 to 31/03/2019 ("the Statement"), being submitted by the Parent pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended. Attention is drawn to the fact that the consolidated figures for the corresponding quarter ended March, 2019 and the corresponding period from 01/01/2018 to 31/03/2018 as reported in these financial results have been approved by the Parent's Board of Directors, but have not been subjected to audit/review.
2. This Statement, which is the responsibility of the Parent's Management and approved by the Parent's Board of Directors, has been compiled from the related interim consolidated financial statements/ interim consolidated financial information which 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 an opinion on the Statement based on our audit of such interim consolidated financial statements/ interim consolidated financial information.
3. We conducted our audit in accordance with the Standards on Auditing specified under Section 143(10) of the Companies Act 2013. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the Statement is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the Statement. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Statement, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Parent's preparation and fair presentation of the Statement in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the Parent's internal financial control with reference to the Statement. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Management, as well as evaluating the overall presentation of the Statement.

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.

We believe that the audit evidence obtained by us and the audit evidence obtained by the branch auditors and other auditors in terms of their reports referred to in paragraph 6 below, is sufficient and appropriate to provide a basis for our audit opinion.





4. In our opinion and to the best of our information and according to the explanations given to us, and based on the consideration of the reports of the other auditors on separate financial statements/ financial information of branches and joint operations of the Group, subsidiaries, associates and joint ventures referred to in paragraph 6 below, the Statement:

a. includes the results of the following entities:

- (i) Ladam Foods Pvt. Ltd. (Subsidiary)
- (ii) Ladam Flora pvt. Ltd. (subsidiary)
- (iii) Lacon India Ltd. (Associates)
- (iv) Ladam Steels Ltd. (Associates)
- (v) Ladam Homes Pvt. Ltd.(Subsidiary)
- (vi) Spearhead Metals & Alloys Limites (Associates)

b. is presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended; and

c. gives a true and fair view in conformity with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards and other accounting principles generally accepted in India of the consolidated total comprehensive income (comprising of net [profit/loss] and other comprehensive income/ loss) and other financial information of the Group for the quarter ended 31/03/2019 and for the period from 01/01/2019 to 31/03/2019.

We did not audit the financial results of 3 subsidiaries and 3 Associates included in the consolidated financial results, These financial information have been audited by other auditors whose reports have been furnished to us by the Management and our opinion on the consolidated financial results, 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 paragraph 3 above.

Our opinion on the Statement is not modified in respect of the above matters.

For D P Sarda & Co  
Chartered Accountants



*Mukund Sarda*  
CA Mukund Sarda  
Partner  
MRN 149588  
FRN 117227w

Place : Mumbai  
Date : 28.05.2019