



CONTINUING STABILITY

ARIHANT
SUPERSTRUCTURES LTD.
CONTINUING STABILITY

Date: 07th November 2023

Corporate Relations Department	Listing Compliance Department
BSE Limited Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai - 400 001	National Stock Exchange of India Limited Exchange Plaza, Plot No. C/1, G Block, Bandra-Kurla Complex, Bandra (East), Mumbai - 400 051
Scrip Code: 506194 Class of Security: Equity	Symbol: ARIHANTSUP Series: EQ

Sub.: Unaudited Financial Results for the Quarter ended 30th September, 2023:

Dear Sir/Madam,

With reference to the above captioned subject, please find enclosed Unaudited Financial Results (Standalone and Consolidated) along-with Limited Review Report from the Statutory Auditor of the Company for the Quarter ended 30th September, 2023, as required under Regulation 30 read with Schedule III Part A and 33 (3) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

The Board Meeting concluded at 4:30 P.M.

Kindly take the above on your records and inform the Stakeholders accordingly.

Thanking you,

Yours faithfully,

For & on behalf of the Board of Directors
Arihant Superstructures Limited


Ashok Chhajjer
Chairman & Managing Director
DIN: 01965094

Independent Auditor's Review Report on unaudited Consolidated Financial Results for the quarter and year to date of Arihant Superstructures Limited pursuant to the Regulations 33 and 52 of the SEBI (Listing Obligation and Disclosure Requirements) Regulation 2015, as amended.

Review Report

To The Board of Directors

Arihant Superstructures Limited

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of **Arihant Superstructures Limited** ("the Holding") and its subsidiaries (the Holding and its subsidiaries together referred to as 'the Group'), for the quarter ended September 30, 2023 and the year-to-date results for the period from April 01, 2023 to September 30, 2023 (the "Statement") attached herewith, being submitted by the Holding pursuant to the requirements of regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended (the "Listing Regulations").
2. The Holding Company's management is responsible for the preparation of the statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, ('Ind AS 34') "Interim Financial Reporting" prescribed under section 133 of Companies act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with regulation 33 of Listing Regulations. The statement has been approved by the Holding Company's Board of Directors. Our responsibility is to express a conclusion on the statement based on our review.
3. We conducted our review of the Statement in Accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by 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 statement is free of material misstatement. 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 No. CIR/CFD/CMD1/44/2019 dated March 29, 2019 issued by the Securities and Exchange Board of India under Regulation 33(8) of the Listing Regulations, to the extent applicable.

4. The Statement includes the results of the following entities:
 - Arihant Abode Limited;
 - Arihant Vatika Realty Private Limited;
 - Arihant Aashiyana Private Limited;
 - Arihant Gruhnirman Private Limited;

5. Based on our review conducted and procedures performed 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 specified under section 133 of The Companies Act, 2013 as amended, read with other relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Umed Jain & Co.

Chartered Accountants

ICAI Firm Registration No.: 119250W

Umed Jain

U.M. Jain

Partner

Membership No.: 070863

UDIN : 23070863 BGQKFA 9119

Place : Mumbai

Date : November 07th, 2023



ARIHANT SUPERSTRUCTURES LIMITED

CIN: L51900MH1983PLC029643

Regd Office: Arihant Aura, B-Wing, 25th Floor, Plot No. 13/1, TTC Industrial Area,
Thane Belapur Road, Turbhe, Navi Mumbai - 400 705

Tel: 022 - 62493333 Fax: 022 - 62493334 E-Mail: info@asl.net.in

Unaudited Consolidated Statement of Assets and Liabilities as at September 30, 2023

(₹ In Lakhs)

Particulars	As at	As at
	Sep 30, 2023	March 31, 2023
	Unaudited	Audited
A ASSETS		
NON CURRENT ASSETS		
(a) Property, Plant & Equipment	1,019.01	1,033.15
(b) Intangible Assets	3.82	4.48
(c) Investment in Property	1,164.65	1,164.65
(d) Financial Assets		
(i) Investments in Equity	0.16	0.16
(ii) Loan	-	-
(iii) Other Financial Assets	4,267.25	3,990.38
(e) Deferred Tax Asset (net)	20.00	12.98
SUB-TOTAL	6,474.89	6,205.80
CURRENT ASSETS		
(a) Inventories	49,998.37	48,381.29
(b) Financial Assets		
(i) Investment	2.66	2.68
(ii) Trade Receivable	11,342.93	8,517.23
(iii) Cash & Cash Equivalents	2,171.79	796.11
(iv) Loans	5.61	5.84
(v) Other Financial Assets	588.44	566.29
(c) Land	37,063.11	29,323.48
(d) Current Tax Assets (Net)	655.06	176.25
(e) Other Current Assets	4,118.17	9,306.48
SUB-TOTAL	105,946.14	97,075.65
TOTAL ASSETS	112,421.03	103,281.45
B EQUITY AND LIABILITIES		
EQUITY		
(a) Equity Share Capital	4,116.00	4,116.00
(b) Other Equity	19,261.28	16,861.07
(c) Non- Controlling Interest	4,300.01	3,585.15
SUB-TOTAL	27,677.29	24,562.22
LIABILITIES		
NON-CURRENT LIABILITIES		
(a) Financial Liabilities		
(i) Borrowings	40,019.94	31,089.75
(ii) Other Financial Liabilities	665.77	-
SUB-TOTAL	40,685.71	31,089.75
CURRENT LIABILITIES		
(a) Financial Liabilities		
(i) Borrowings	2,710.86	2,096.43
(ii) Trade Payables		
Due to Micro and Small Enterprises	57.95	57.95
Due to Others	4,924.55	7,400.77
(iii) Other Financial Liabilities	339.45	517.24
(b) Other Current Liabilities		
(i) Advance from Customers	34,526.60	31,135.47
(ii) Other Current Liabilities	1,244.19	6,247.83
(c) Provisions	254.43	173.79
SUB-TOTAL	44,058.03	47,629.48
TOTAL EQUITY & LIABILITIES	112,421.03	103,281.45



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ARIHANT SUPERSTRUCTURES LIMITED

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Thane Belapur Road, Turbhe, Navi Mumbai - 400 705

Tel: 022 - 62493333 Fax: 022 - 62493334 E-Mail: info@aasl.net.in

Statement of Unaudited Consolidated Financial Results for the Quarter and Half Year Ended September 30, 2023

₹ In Lakhs

Particulars	For the Quarter ended			For the six month ended		For the Year ended
	30-Sep-2023	30-Jun-2023	30-Sep-2022	30-Sep-2023	30-Sep-2022	31-Mar-2023
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1 Income from Operations						
(a) Revenue from Operations	10,890.85	12,096.49	12,037.19	22,987.33	20,935.66	38944.38
(b) Other income	13.85	7.22	50.90	21.06	112.66	228.66
Total Revenue	10,904.70	12,103.71	12,088.09	23,008.39	21,048.32	39,173.04
2 Expenses						
(a) Cost of construction, land and development expenses	7,134.39	8,121.46	7,905.96	15,255.86	13,934.89	28,163.08
(b) Changes in inventories of finished goods, work-in-progress and stock-in-trade	(1,084.36)	(532.72)	388.01	(1,617.08)	(163.93)	(3,683.22)
(c) Employee benefit expenses	603.69	590.05	443.21	1,193.74	874.24	1,936.25
(d) Finance costs	616.36	650.87	476.56	1,267.24	955.59	2,564.31
(e) Depreciation expense	54.60	54.11	47.71	108.71	93.66	195.37
(f) Other expenses	1,701.96	1,275.93	1,329.21	2,977.89	2,472.74	4,773.98
Total expenses	9,026.64	10,159.70	10,590.66	19,186.36	18,167.19	33,949.77
3 Profit / (loss) before exceptional items and tax (1 - 2)	1,878.06	1,944.01	1,497.43	3,822.03	2,881.13	5,223.27
4 Exceptional Items (net)	-	-	-	-	-	-
5 Profit / (loss) before tax (3 + 4)	1,878.06	1,944.01	1,497.43	3,822.03	2,881.13	5,223.27
6 Tax expense:						
(a) Current tax expense	436.56	454.03	320.54	890.59	634.11	1,269.93
(b) Mat Credit Entitlement	(164.17)	(64.45)	-	(228.62)	-	(322.26)
(c) Deferred tax	(0.15)	(6.87)	(4.59)	(7.02)	(4.38)	8.07
7 Profit / (loss) after tax (5 - 6)	1,605.82	1,561.30	1,181.48	3,167.08	2,251.40	4,267.53
8 Other Comprehensive Income						
(a) Items that will not be classified to profit & loss						
Remeasurement gain / loss on defined benefit plans	-	-	-	-	-	(3.76)
Income Tax on Items that will not be reclassified to Profit or Loss	-	-	-	-	-	0.79
Other comprehensive income	-	-	-	-	-	(2.97)
9 Non-Controlling Interest	326.39	388.47	266.21	714.86	462.26	1,127.30
10 Total Income for the period (7 + 8 - 9)	1,279.43	1,172.83	915.27	2,452.22	1,789.14	3,137.26
11 Earnings per share (of Rs.10/- each):						
(a) Basic	3.11	2.85	2.22	5.96	4.35	7.63
(b) Diluted	3.11	2.85	2.22	5.96	4.35	7.63
(not annualised for the quarter)						



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ARIHANT SUPERSTRUCTURES LIMITED

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Unaudited Consolidated Cash Flow Statement for the six month ended September 30, 2023

(₹ In Lakhs)

Particulars	For the six month ended Sep 30, 2023	For the six month ended Sep 30, 2022
	Unaudited	Unaudited
A. CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit before Tax and before Extra ordinary Items :	3,822.03	2,881.15
Adjustment for Non Cash Items		
Depreciation & Amortisation	108.71	93.66
Interest paid	1,267.24	955.94
Sundry Balances written off	32.18	4.43
Profit from partnership Firm	0.03	(0.06)
Less :- Non Operating Income		
Interest Received	(10.73)	(92.19)
	5,219.46	3,842.93
Changes in Working Capital		
(Increase)/ Decrease in Inventories	(1,610.02)	(163.94)
(Increase)/ Decrease in Financial Assets	(3,156.67)	(1,498.22)
(Increase)/ Decrease in Non- Financial Assets	(2,551.32)	(3,678.86)
Increase/ (Decrease) in Financial Liability	(2,654.01)	2,201.67
Increase/ (Decrease) in Non- Financial Liability	(866.10)	2,824.59
Cash flow from Operating Activities before Tax and Extraordinary	(5,618.66)	3,528.17
Income Tax paid	(1,147.80)	(640.20)
Cash used from Operating Activities before Extraordinary Items	(6,766.46)	2,887.97
Adjustment for Extraordinary Items	-	-
Cash Generated / (used) from Operating Activities	(6,766.46)	2,887.97
B. CASH FLOW FROM INVESTING ACTIVITIES		
Sale /(Purchase) of Fixed Assets (Net)	(93.91)	(58.81)
(Purchase)/Sale of Investments	0.02	(23.19)
Profit from partnership Firm	(0.03)	-
Interest Received	10.73	92.20
Cash Generated / (used) from Investment Activities	(83.19)	10.20
C. CASH FLOW FROM FINANCING ACTIVITIES		
Increase/(Decrease) Borrowings	9,544.62	492.01
Interest paid	(1,267.24)	(955.94)
Dividend and Dividend Distribution Tax Paid	(52.05)	-
Cash Generated from Financing Activities	8,225.33	(463.93)
Net Increase in Cash & Cash Equivalents	1,375.68	2,434.26
Opening Balance of Cash & Cash Equivalents	796.11	1,472.30
Closing Balance of Cash & Cash Equivalents	2,171.79	3,906.56
Cash & Cash Equivalent Compose of		
(i) Cash in Hand	29.33	30.68
(ii) Balance with Bank	941.46	544.90
(iii) Fixed Deposit	1,201.00	3,330.98
Closing Balance of Cash & Cash Equivalents	2,171.79	3,906.56



Notes :

- 1 The Unaudited Consolidated Financial Results for the quarter and half year ended September 30, 2023 which are published in accordance with Regulation 33 of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meeting held on November 07, 2023. The statutory auditors of the Company have carried out the limited review of above financial results of the Group and expressed an unmodified conclusion.
- 2 The Standalone Financial Results for the quarter and six month ended September 30, 2023 are summarized below and detailed have been submitted to the BSE Limited (www.bseindia.com) and National Stock Exchange of India Limited (www.nseindia.com), where the equity shares of the Company are listed.

(₹ in Lakhs)

Particulars	Quarter Ended			Six month ended		Year Ended
	30-Sep-23	30-Jun-23	30-Sep-22	30-Sep-23	30-Sep-22	31-Mar-2023
Total Income*	3,418.34	3,848.56	2,336.50	7,266.90	5,352.52	8,119.72
Profit Before Tax	939.64	855.61	700.11	1,795.25	1,535.56	1,841.69
Profit After Tax for the period / Year	940.56	758.44	605.01	1,699.00	1,301.53	1,846.62
*Includes Revenue from operations and Other Income.						

- 3 The above stated figures are in accordance with the principles and procedures of Indian Accounting Standards ("Ind AS") as notified under the Companies (Indian Accounting Standards) Rules, 2015 as specified in section 133 of the Companies Act, 2013, wherein Standalone Net Worth as at 30.09.2023 and Profit After Tax (PAT) for the quarter ended 30.09.2023 of Holding and Subsidiaries are as follows -

(₹ in lakhs)

Particulars	Net Worth	Profit After Tax (PAT)
Arihant Superstructures Ltd.	19,276.82	940.56
Arihant Vatika Realty Pvt. Ltd.	6,569.27	453.69
Arihant Abode Ltd.	2,216.68	358.17
Arihant Gruhnirman Pvt. Ltd.	(19.66)	(0.33)
Arihant Aashiyana Pvt. Ltd.	1,964.06	4.09
Total	30,007.17	1,756.18

- 4 The Subsidiaries considered in the Consolidated Financial Statements as at September 30, 2023 are namely Arihant Abode Ltd (60%), Arihant Vatika Realty Pvt. Ltd (60%), Arihant Gruhnirman Pvt. Ltd (60%), and Arihant Aashiyana Pvt. Ltd (60%).
- 5 As the Company's business activity falls within a single business segment viz. 'Development of Real Estate Property', the unaudited consolidated financial results are reflective of the information required by Ind AS 108 "Operating segments".
- 6 In terms of the Accounting Policy for revenue recognition, estimates of revenues and costs are reviewed periodically by the management and the impact of any change in such estimates are recognized in the period in which such changes are determined.
- 7 Figures for Previous Period/year have been regrouped/re-arranged and re-classified wherever considered to confirm to current period's classification.

Date : November 07, 2023

Place: Navi Mumbai

CIN: L51900MH1983PLC029643



Ashok Chhajjer
(Chairman & Managing Director)



ARIHANT SUPERSTRUCTURES LIMITED

Registered Office: Arihant Aura, B Wing, 25th Floor, Plot No. 13/1, TTC Industrial Area, Thane Belapur Road, Turbhe, Navi Mumbai - 400 705

Tel: 022 - 62493333 Fax: 022 - 62493334 E-Mail: info@asl.net.in

CIN: L51900MH1983PLC029643

Extract of Statement of Consolidated Unaudited Financial Results for the Quarter and Half Year Ended September 30, 2023

(₹ in Lakhs except EPS)

Particulars	Consolidated					
	Quarter Ended			Six month ended		Year Ended
	30-Sep-23	30-Jun-23	30-Sep-22	30-Sep-23	30-Sep-22	31-Mar-2023
Total Income from Operations (net)	10,904.70	12,103.71	12,088.09	23,008.39	21,048.32	39,173.04
Net Profit / (Loss) from Ordinary activities after Tax	1,605.82	1,561.30	1,181.48	3,167.08	2,251.40	4,267.53
Net Profit / (Loss) for the period after Tax (after Non Controlling Interest)	1,279.43	1,172.83	915.27	2,452.22	1,789.14	3,137.26
Equity Share Capital	4,116.00	4,116.00	4,116.00	4,116.00	4,116.00	4,116.00
Earning Per Share (of ` 10/- each)						
Basic:	3.11	2.85	2.22	5.96	4.35	7.63
Diluted:	3.11	2.85	2.22	5.96	4.35	7.63

Notes

- The Unaudited Consolidated Financial Results for the quarter and half year ended September 30, 2023 which are published in accordance with Regulation 33 of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meeting held on November 07, 2023. The statutory auditors of the Company have carried out the limited review of above financial results of the Group and expressed an unmodified conclusion.
- Financial Results of Arihant Superstructures Limited (Standalone Information):

(₹ in Lakhs except EPS)

Particulars	Quarter Ended			Six month ended		Year Ended
	30-Sep-23	30-Jun-23	30-Sep-22	30-Sep-23	30-Sep-22	31-Mar-2023
Total Income*	3,418.34	3,848.56	2,336.50	7,266.90	5,352.52	8,119.72
Profit/(Loss) Before Tax	939.64	855.61	700.11	1,795.25	1,535.56	1,841.69
Profit/(Loss) After Tax for the period	940.56	758.44	605.01	1,699.00	1,301.53	1,846.62
EPS	2.29	1.84	1.47	4.13	3.16	4.49

*Includes Revenue from operations and Other Income.

- The above stated figures are in accordance with the principles and procedures of Indian Accounting Standards ("Ind AS") as notified under the Companies (Indian Accounting Standards) Rules, 2015 as specified in section 133 of the Companies Act, 2013, wherein Standalone Net Worth as at 30.09.2023 and Profit After Tax (PAT) for the quarter ended 30.09.2023 of Holding and Subsidiaries are as follows -

Particulars	Net Worth	Profit After Tax (PAT)
Arihant Superstructures Ltd.	19,276.82	940.56
Arihant Vatika Realty Pvt. Ltd.	6,569.27	453.69
Arihant Abode Ltd.	2,216.68	358.17
Arihant Gruhnirman Pvt. Ltd.	(19.66)	(0.33)
Arihant Aashiyana Pvt. Ltd.	1,984.06	4.09
Total	30,007.17	1,756.18

- The Subsidiaries considered in the Consolidated Financial Statements as at September 30, 2023 are namely Arihant Abode Ltd (60%), Arihant Vatika Realty Pvt. Ltd (60%), Arihant Gruhnirman Pvt. Ltd (60%), and Arihant Aashiyana Pvt. Ltd (60%).
- As the Company's business activity falls within a single business segment viz. 'Development of Real Estate Property', the unaudited consolidated financial results are reflective of the information required by Ind AS 108 "Operating segments".
- In terms of the Accounting Policy for revenue recognition, estimates of revenues and costs are reviewed periodically by the management and the impact of any change in such estimates are recognized in the period in which such changes are determined.
- Figures for Previous Period/year have been regrouped/re-arranged and re-classified wherever considered to confirm to current period's classification.
- The above is an extract of the detailed format of Quarterly and Half Yearly Financial Results filed with the Stock Exchanges under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the Quarterly Financial Results are available on the Stock Exchanges Website viz. www.bseindia.com & www.nseindia.com. The same is also available on the Company's Website viz. www.asl.net.in

Date : November 07, 2023

Place: Navi Mumbai

CIN: L61900MH1983PLC029643



Ashok Chhajer
(Chairman & Managing Director)



Independent Auditor's Review Report on Unaudited Standalone Financial Results for the quarter and year to date of Arihant Superstructures Limited Pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

**Review Report
To The Board of Directors
Arihant Superstructures Limited**

1. We have reviewed the accompanying Statement of Unaudited Standalone Financial Results of **Arihant Superstructures Limited** ("the Company") for the quarter ended September 30, 2023 and the year-to-date results for the period from April 01, 2023 to September 30, 2023 (the 'Statement') attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI Regulations, (the "Listing Obligation and Disclosure Requirements) Regulation 2015, as amended (the "Listing Regulations").
2. The Company's management is responsible for the preparation of the statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, ('Ind AS 34') "Interim Financial Reporting" prescribed under section 133 of Companies act, 2013 as amended, read with relevant rules and regulations issued thereunder and other accounting principles generally accepted in India and in compliance with regulation 33 of the Listing Regulations as amended. The statement has been approved by the Company's Board of Directors. Our responsibility is to express a conclusion on the statement based on our review.
3. We conducted our review of the Statement in Accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by 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 statement is free of material misstatement. 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.



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 specified under section 133 of The Companies Act, 2013 as amended, read with other relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Ummed Jain & Co.

Chartered Accountants

ICAI Firm Registration No.: 119250W

Ummed Jain

U.M. Jain

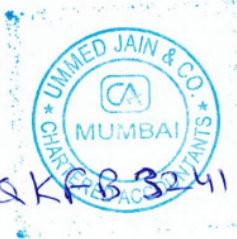
Partner

Membership No.: 070863

UDIN : 23070863 BGA KFB 3241

Place : Mumbai

Date : November 07, 2023



ARIHANT SUPERSTRUCTURES LIMITED

CIN: L51900MH1983PLC029643

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Tel: 022 - 62493333 Fax: 022 - 62493334 E-Mail: info@asl.net.in

Unaudited Standalone Statement of Assets and Liabilities as at September 30, 2023

(₹ in lakhs)

Particulars	As at	As at
	September 30, 2023	March 31, 2023
	Unaudited	Audited
A ASSETS		
Non Current Assets		
Property, Plant & Equipment	180.54	189.51
Intangible Assets	2.02	2.27
Investment in Property	254.30	254.30
Financial Assets		
Investments	5.41	5.41
Loans	3,940.72	4,526.45
Other Financial Assets	289.76	262.62
Deferred Tax Assets (Net)	-	1.91
	4,672.75	5,242.47
Current Assets		
Inventories	13,486.56	13,203.04
Financial Assets		
Investments	2.66	2.68
Trade Receivable	3,537.50	1,894.16
Cash & Cash Equivalents	373.51	303.47
Loans	1.40	0.91
Other Financial Assets	371.30	374.15
Current Tax Assets	848.02	764.58
Other Current Assets		
Land	21,914.25	13,930.04
Other	1,032.27	1,031.39
	41,567.47	31,504.42
TOTAL ASSETS	46,240.22	36,746.89
B EQUITY AND LIABILITIES		
EQUITY		
Equity Share Capital	4,116.00	4,116.00
Other Equity	15,160.82	13,513.98
	19,276.82	17,629.98
Liabilities		
Non Current Liabilities		
Financial Liabilities		
Borrowings	14,369.25	8,617.22
Other Financial Liabilities	665.77	-
Deferred Tax Liabilities (net)	9.43	-
	15,044.45	8,617.22
Current Liabilities		
Financial Liabilities		
Borrowings	2,580.69	1,159.70
Trade Payables		
Due from Micro and Small Enterprises	28.24	11.59
Due from Others	2,145.21	2,828.69
Other Financial Liabilities	242.72	411.09
Other Current Liabilities		
Advance from Customers	5,892.01	5,223.92
Other Current Liabilities	903.23	789.92
Provisions	126.85	74.78
	11,918.95	10,499.69
TOTAL EQUITY AND LIABILITIES	46,240.22	36,746.89



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ARIHANT SUPERSTRUCTURES LIMITED

CIN: L51900MH1983PLC029643

Regd Office: Arihant Aura, B-Wing, 25th Floor, Plot No. 13/1, TTC Industrial Area,
Thane Belapur Road, Turbhe, Navi Mumbai - 400 705

Tel: 022 - 62493333 Fax: 022 - 62493334 E-Mail: info@asd.net.in

Statement of Unaudited Standalone Financial Results for the Quarter and Six Month Ended September 30, 2023

(₹ in lakhs)

Particulars	For the Quarter ended			For the Six Month ended		For the Year ended
	September 30, 2023	June 30, 2023	September 30, 2022	September 30, 2023	September 30, 2022	March 31, 2023
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1 Income from Operations						
(a) Revenue from Operations	3,259.26	3,674.28	2,182.42	6,933.54	5,056.36	7,482.81
(b) Other Income	159.08	174.28	154.08	333.36	296.15	636.91
Total revenue	3,418.34	3,848.56	2,336.50	7,266.90	5,352.52	8,119.72
2 Expenses						
(a) Cost of construction, land and development expenses	1,840.69	2,299.13	1,315.68	4,139.82	2,462.26	4,834.34
(b) Changes in inventories of finished goods, work-in-progress and stock-in-trade	(164.68)	(118.84)	(324.86)	(283.52)	150.49	(1,684.26)
(c) Employee benefits expense	186.17	195.19	170.51	381.37	330.39	745.62
(d) Finance costs	36.52	47.58	49.29	84.10	111.11	701.39
(e) Depreciation expense	10.07	9.99	9.89	20.06	19.56	39.10
(f) Other expenses	569.93	559.90	415.88	1,129.82	743.15	1,641.84
Total expenses	2,478.70	2,992.95	1,636.39	5,471.65	3,816.96	6,278.03
3 Profit / (Loss) before exceptional items and tax (1 - 2)	939.64	855.61	700.11	1,795.25	1,535.56	1,841.69
4 Exceptional Items (net)	-	-	-	-	-	-
5 Profit / (Loss) before tax (3 + 4)	939.64	855.61	700.11	1,795.25	1,535.56	1,841.69
6 Tax expense:						
(a) Current tax expense	164.17	149.36	97.58	313.53	236.39	322.26
(b) Mat Credit Entitlement	(164.17)	(64.48)	-	(228.62)	-	(322.26)
(c) Deferred tax	(0.92)	12.26	(2.48)	11.34	(2.36)	(4.93)
	(0.92)	97.17	95.10	96.25	234.03	(4.93)
7 Profit / (Loss) after tax (5 - 6)	940.56	788.44	605.01	1,699.00	1,301.53	1,846.62
8 Other Comprehensive Income						
Items that will not be classified to profit & loss						
Remeasurement gain (loss) on defined benefit plans	-	-	-	-	-	3.89
Income Tax on Items that will not be reclassified to Profit or Loss	-	-	-	-	-	(1.13)
Other comprehensive income	-	-	-	-	-	2.76
9 Total Comprehensive Income for the period (7 + 8)	940.56	788.44	605.01	1,699.00	1,301.53	1,849.38
10 Earnings per share (of Rs.10/- each):						
(a) Basic	2.29	1.84	1.47	4.13	3.16	4.49
(b) Diluted	2.29	1.84	1.47	4.13	3.16	4.49



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Unaudited Cash Flow Statement for the six month ended 30 September, 2023

(₹ in lakhs)

Particulars	For the six month ended Sep 30, 2023	For the six month ended Sep 30, 2022
A. CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit before Tax and before Extra ordinary Items :	1,795.25	1,535.56
Adjustment for Non Cash Items		
Depreciation & Amortisation	20.06	19.56
Loss / (Profit) from Partnership firm	0.03	(0.09)
Interest Paid	84.10	111.11
Interest Received	(326.20)	(276.86)
Sundry balances written off	-	0.24
	1,573.24	1,389.52
Changes in Working Capital		
(Increase) / Decrease in Inventories	(283.52)	150.49
(Increase) / Decrease in Financial Assets	(1,082.50)	(1,433.02)
(Increase) / Decrease in Non- Financial Assets	(7,985.08)	(2,660.88)
Increase / (Decrease) in Financial Liability	(835.21)	(966.96)
Increase / (Decrease) in Non-Financial Liability	1,499.24	(602.92)
Cash flow from Operating Activities before Tax and Extraordinary	(7,113.83)	(4,123.77)
Income Tax paid	(168.35)	(473.33)
Cash flow from Operating Activities before Extraordinary Items	(7,282.18)	(4,597.10)
Adjustment for Extraordinary Items	-	-
Cash Generated / (Used) from Operating Activities	(7,282.18)	(4,597.10)
B. CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of Fixed Assets (Net)	(10.84)	(4.52)
(Purchase)/Sale of Investments In Equity	0.03	(0.09)
Loss / (Profit) from Partnership firm	(0.03)	-
Interest Received on Investment	326.20	276.95
Cash Generated from Investment Activities	315.36	272.34
C. CASH FLOW FROM FINANCING ACTIVITIES		
Increase/(Decrease) in Borrowing	7,173.01	4,430.96
Interest paid	(84.10)	(111.11)
Dividend and Dividend Distribution Tax Paid	(52.05)	-
Cash Generated from Financing Activities	7,036.86	4,319.85
Net Increase in Cash & Cash Equivalents	70.04	(4.91)
Opening Balance of Cash & Cash Equivalents (Net of Book o/d)	303.47	159.09
Closing Balance of Cash & Cash Equivalents	373.51	154.18
(i) Cash in Hand	7.21	4.64
(ii) Balance with Bank	254.31	95.93
(iii) Balance with Fixed Deposit	111.99	53.61
Closing Balance of Cash & Cash Equivalents	373.51	154.18



Notes:

- 1 The above unaudited Standalone Financial Results for the quarter and half year ended September 30, 2023 which are published in accordance with Regulation 33 of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meeting held on November 07, 2023. The statutory auditors of the Company have carried out the limited review of above financial results of the Company and expressed an unmodified conclusion.
- 2 As the Company's business activity falls within a single business segment viz. 'Development of Real Estate Property', the unaudited standalone financial results are reflective of the information required by Ind AS 108 "Operating segments".
- 3 In terms of the Accounting Policy for revenue recognition, estimates of revenues and costs are reviewed periodically by the management and the impact of any change in such estimates are recognized in the period in which such changes are determined.
- 4 Figures for Previous Period/year have been regrouped/re-arranged and re-classified wherever considered to confirm to current period's classification.



Ashok Chhajjer

Date : November 07, 2023

Place: Navi Mumbai

CIN : L51900MH1983PLC029643

**Ashok Chhajjer
(Chairman & Managing Director)**



Statement of Related Party Transactions
Period from :- 01-04-2023 to 30-09-2023

Unsecured Loan Taken by the Company									
Arihant Superstructures Ltd.									
Particulars	Relation	Opening Balance	Loan Taken	Loan Repaid	Interest (Net of TDS)	Closing Balance	Gross Interest	TDS deducted	Remarks
		01-Apr-23				30-Sep-23			
		(1)	(2)	(3)	(4)	(1+2-3+4=5)			
Ashok B Chhajjer	Director	14,86,00,504	62,80,00,000	(7,55,00,000)	4,77,04,225	74,88,04,729	5,30,04,695	(53,00,470)	Unsecured Loan taken by Company
Parth Ashok Chhajjer	Director	7,03,69,174	28,04,00,000	(5,99,00,000)	1,65,90,745	30,74,59,919	1,84,34,161	(18,43,416)	
Total		21,89,69,678	90,84,00,000	(13,54,00,000)	6,42,94,970	1,05,62,64,648	7,14,38,856	(71,43,886)	

Loans & Advances(Asset) given by the Company									
Particulars	Relation	Opening Balance	Loan Given	Loan Given Repaid	Interest Received (Net of TDS)	Closing Balance	Gross Interest	TDS deducted	Remarks
		01-Apr-23				30-Sep-23			
		(1)	(2)	(3)	(4)	(1+2-3+4=5)			
Arihant Aashiyana Pvt Ltd	Subsidiary	24,73,09,941	4,90,00,000		1,82,41,725	31,45,51,666	2,02,68,583	(20,26,858)	Unsecured Loan Given by Company
Arihant Abode Ltd	Subsidiary	20,53,35,169	1,45,00,000	(18,27,00,000)	93,88,098	4,65,23,267	1,04,31,220	(10,43,122)	
Arihant Vatika Realty Pvt. Ltd	Subsidiary	-	4,90,00,000	(1,70,00,000)	9,96,965	3,29,96,965	11,07,739	(1,10,774)	
Total		45,26,45,109	11,24,99,998	(19,97,00,003)	2,86,26,784	39,40,71,898	3,18,07,542	(31,80,754)	

Business Administration Fees (Income)		
Particulars	Relation	Management Fees
		01.04.23 to 30.09.23
Arihant Enterprises	Entity in which Relative of Director is Interested	2,00,00,000
Mahalaxmi Cotton Mills	Entity in which Relative of Director is Interested	1,00,00,000
Total		3,00,00,000

Other Transactions							
Particulars	Relation	Remuneration/Salary/ Director Sitting Fees	Rent	Maintenance Charges	Construction Contract	Advance for Construction Contract	Remarks
Ashok B Chhajjer	Director	42,13,334	-	-	-	-	Remuneration
Parth Ashok Chhajjer	Director	18,33,332	-	-	-	-	Remuneration
Nimish Shah	Whole Time Director	20,00,000	-	-	-	-	Remuneration
Darshni Lakhani	Company Secretary	-	-	-	-	-	Remuneration
Virendra Mital	Independent Director	3,00,000	-	-	-	-	Director Sitting Fees
R. N. Bhardwaj	Independent Director	5,10,000	-	-	-	-	Director Sitting Fees
Chandra Iyengar	Independent Director	3,50,000	-	-	-	-	Director Sitting Fees
Pramod Deshpande	Independent Director	1,60,000	-	-	-	-	Director Sitting Fees
Dhiraj Jopat	CFO	9,93,524	-	-	-	-	Salaries - Personnel
Amoghvarsh Houses Pvt.Ltd.(Creditors)	Entity in which Relative of Director is Interested	-	-	-	6,51,50,000	-	Construction Contract
Arihant Paradise Realty Pvt Ltd	Entity in which Director is Interested	-	33,73,920	1,40,580	-	-	Office taken on Rent
Total		1,03,60,190	33,73,920	1,40,580	6,51,50,000	-	

Deposit Against Office				
Particulars	Relation	Opening Balance	Closing Balance	Remarks
		01-Apr-23	30-Sep-23	
Ashok B Chhajjer	Director	20,00,000	20,00,000	Deposit Against Office
Arihant Paradise Realty Pvt Ltd	Entity in which Director is Interested	15,00,000	15,00,000	
Total		35,00,000	35,00,000	

JDH
Mumbai

