



CONTINUING STABILITY

ARIHANT
SUPERSTRUCTURES LTD.
CONTINUING STABILITY

14th November, 2017

Corporate Relations Department BSE Limited PhirozeJeejeebhoy Towers, Dalal Street, Mumbai - 400 001 Scrip Code: 506194 Class of Security: Equity	Listing Compliance Department National Stock Exchange of India Limited Exchange Plaza, Plot No. C/1, G Block, Bandra-Kurla Complex, Bandra (East), Mumbai - 400 051 Symbol: ARIHANTSUP Series: EQ
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Sub.: Unaudited Financial Results for the Quarter/Half Year ended 30th September, 2017:

Dear Sir/Madam

With reference to the above captioned subject, please find enclosed Unaudited Financial Results for the Quarter/Half Year ended 30th September, 2017 along with Limited Review Report from the Statutory Auditor of the Company as required under Regulation 33(3) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

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

Yours faithfully,

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

Ashok Chhajjer
Chairman & Managing Director
DIN: 01965094



L51900MH1983PLC029643

302, Persipolis Building,
Plot No. 74, Sector-17,
Vashi, Navi Mumbai-400 703.

Tel.: 022 4111 3333
022 2788 2941-45
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Website: www.asl.net.in
Email : info@asl.net.in

ARIHANT SUPERSTRUCTURES LIMITED

Registered Office: 302, Persipolis Building, Plot No. 74, Sector - 17, Vashi, Navi Mumbai - 400 703

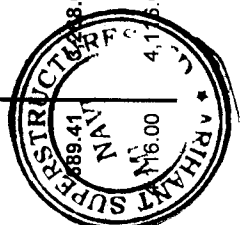
Tel: 022 - 41113333 Fax: 022 - 27882946 E-Mail: info@asl.net.in

CIN: L51900MH1983PLC029643

UNAUDITED FINANCIAL RESULTS FOR THE QUARTER/HALF YEAR ENDED SEPTEMBER 30, 2017

PART A

	PARTICULARS	STANDALONE						CONSOLIDATED					
		QUARTER ENDED			PERIOD ENDED			QUARTER ENDED			PERIOD ENDED		
		30-09-17			30-09-16			30-09-17			30-09-16		
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Income from operations	2,983.67	2,249.30	2,419.07	5,402.74	4,357.16	12,879.04	4,481.56	3,483.36	5,769.49	10,251.05	6,557.22	18,473.65
	(a) Net Sales/Income from Operations	43.28	71.24	50.64	93.92	144.39	243.84	30.31	29.28	39.61	69.92	68.26	150.97
	(b) Other Income	3,026.95	2,320.55	2,469.71	5,496.66	4,501.55	13,122.88	4,511.88	3,512.64	5,809.09	10,320.97	6,625.48	18,624.62
2	Total income from operations												
	Expenses	1,215.67	1,517.65	2,273.25	3,488.93	3,267.45	9,271.55	1,925.30	3,883.80	4,367.15	6,292.45	7,448.30	20,809.51
	(a) Cost of material consumed	754.30	(120.40)	(613.66)	140.64	(629.65)	(2,114.35)	847.84	(1,873.76)	(403.80)	444.04	(3,772.05)	(11,371.96)
	(b) Changes in inventories of finished goods, work-in-progress and stock-in-trade	172.37	76.55	131.41	303.78	196.76	363.99	322.31	193.16	257.77	580.08	389.07	845.38
	(c) Employee benefits expense	149.99	158.75	145.06	295.05	309.63	759.07	365.35	160.22	382.79	748.13	312.73	1,012.24
	(d) Finance Cost	14.98	14.85	14.30	29.28	28.13	58.07	31.31	25.73	30.46	61.77	50.11	102.00
	(e) Depreciation and amortisation expense	271.11	189.16	221.40	492.50	460.58	756.46	509.30	470.05	459.07	968.37	958.80	1,906.47
	(f) Other expenses												
	Total expenses	2,578.42	1,836.55	2,171.76	4,750.18	3,632.90	9,094.79	4,001.39	2,859.21	5,093.44	9,094.83	5,386.96	13,303.65
3	Profit / (loss) before exceptional items and tax (1 - 2)	448.53	483.99	297.95	746.48	868.64	4,028.09	510.48	653.44	715.66	1,226.14	1,238.52	5,320.98
4	Exceptional items	-	-	-	-	-	-	-	-	-	-	-	-
5	Profit / (loss) before tax (3 + 4)	448.53	483.99	297.95	746.48	868.64	4,028.09	510.48	653.44	715.66	1,226.14	1,238.52	5,320.98
6	Tax expense	161.22	155.60	111.73	272.96	279.64	1,366.02	184.35	225.29	220.06	404.41	425.76	1,729.33
7	Profit / (loss) after tax including non controlling interest (5 - 6)	287.31	328.39	186.22	473.52	589.00	2,662.06	326.14	428.14	495.60	821.73	812.77	3,591.65
8	Non Controlling Interest												
9	Profit / (loss) after tax (7 - 8)	287.31	328.39	186.22	473.52	589.00	2,662.06	303.27	369.49	389.96	693.23	689.41	3,268.07
10	Other Comprehensive Income												
	(a) Items that will not be classified to profit & loss	-	-	-	-	-	-	-	-	-	-	-	-
	(b) Items that will be reclassified to profit & loss	-	-	-	-	-	-	-	-	-	-	-	-
	Other comprehensive income												
11	Total Comprehensive income for the period (9 + 10)	287.31	328.39	186.22	473.52	589.00	2,662.06	303.27	369.49	389.96	693.23	689.41	3,268.07
12	Paid-up equity share capital (face value of Rs 10/- per share)	4,116.00	4,116.00	4,116.00	4,116.00	4,116.00	4,116.00	4,116.00	4,116.00	4,116.00	4,116.00	4,116.00	4,116.00



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CIN: L51900MH1983PLC029643

Extract of Statement of Consolidated Unaudited Financial Results for the Quarter/Half Year ended September 30, 2017

(figures in Lakh except EPS)

Particulars	Consolidated		
	Quarter Ended 30-09-17	Year to Date 30-09-17	Quarter Ended 30-09-16
Total income from operations (net)	4,511.88	10,320.97	3,512.64
Net Profit / (Loss) from ordinary activities after tax	326.14	821.73	428.14
Net Profit / (Loss) for the period after tax (after non controlling interest)	303.27	693.23	369.49
Equity Share Capital	4116.00	4116.00	4116.00
Reserves (excluding Revaluation Reserve as shown in the Balance Sheet of previous year)	7239.76	7239.76	4417.55
Earning Per Share (before extraordinary items) (of ₹ 10/- each)			
Basic:	0.74	1.68	0.90
Diluted:	0.74	1.68	0.90
Earning Per Share (after extraordinary items) (of ₹ 10/- each)			
Basic:	0.74	1.68	0.90
Diluted:	0.74	1.68	0.90

Notes:

1. The above results were reviewed by Audit Committee and approved by the Board of Directors at their Meeting held on 14.11.2017

2. Information on Standalone figures for the Quarter ended September 30, 2017 - (figures in Lakh Except EPS)

Sr. No.	Particulars	Quarter Ended 30-09-17	Quarter Ended 30-09-16
(i)	Turnover	2,983.67	2,249.30
(ii)	Profit Before Tax	448.53	483.99
(iii)	Profit After Tax	287.31	328.39
(iv)	EPS	0.70	0.80

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 and Profit After Tax (PAT) of Holding and Subsidiaries are as follows -

(in ₹)

Sr. No.	Particulars	Net Worth	Profit After Tax (PAT)
1	Arihant Superstructures Ltd.	1,181,645,963	28,730,683
2	Arihant Vatika Realty Pvt. Ltd.	140,678,309	4,715,705
3	Arihant Abode Ltd.	1,532,980	159,993
4	Arihant Gruhnirman Pvt. Ltd.	(1,691,885)	(12,865)
5	Arihant Aashiyana Pvt. Ltd.	87,288,664	841,088
	Total	1,409,454,032	34,434,604

4. The Subsidiaries considered in the Consolidated Financial Statements as at September, 2017 are namely Arihant Abode Ltd (60%), Arihant Vatika Realty Pvt. Ltd.(60%), Arihant Gruhnirman Pvt. Ltd (60%), and Arihant Aashiyana Pvt. Ltd.(60%).

5. The Company has only one business segment, disclosure under Ind AS 108 on "Operating Segment" as notified under the Companies (Indian Accounting Standards) Rules, 2015 as specified in section 133 of the Companies Act, 2013.

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. As per Company's Accounting Policies, Revenue recognition for the Construction Projects is based on "Percentage Completion Method" based on the Guidance Note issued by ICAI for Real Estate Companies.

8. Reconciliation of Net Profit after tax as per previously reported under Indian GAAP and Ind AS for the quarter ended September 30, 2016.

Sr. No.	Particulars	Consolidated (₹ In lakh)	Standalone (₹ In lakh)
1	Net profit / (loss) for the period under previous Indian GAAP	369.44	328.34
2	Adjustments :		
(i)	Impact of net adjustments in development income	-	-
(ii)	Other miscellaneous adjustment	0.05	0.05
3	Net Profit for the period under Ind AS	369.49	328.39

9. Reconciliation of Equity as per previously reported under Indian GAAP and Ind AS for the year ended March 31, 2017, April 1, 2016

Sr. No.	Particulars	Consolidated (₹ In lakh)	Standalone (₹ In lakh)	Consolidated (₹ In lakh)	Standalone (₹ In lakh)
		31-03-17	31-03-16	01-04-16	01-04-16
1	Total Equity (Shareholder's funds under Previous Indian GAAP)	11,355.58	11,838.14	8,087.33	9,175.90
2	Reversal of Proposed dividend (including dividend distribution tax) in the absence of obligating event	-	-	445.85	445.85
3	Other miscellaneous adjustment	0.18	0.18	0.37	0.37
4	Total Equity under Ind AS	11,355.76	11,838.33	8,533.55	9,622.12

10. Figures for Previous Period have been regrouped or rearranged wherever considered necessary.

11. The above is an extract of the detailed format of Quarterly Financial Results filed with the Stock Exchange under Regulation 33 of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015. The full format of the Quarterly Financial Results are available on the Stock Exchange website viz. www.bseindia.com. The same is also available on the company's website viz. www.asl.net.in

Date: November 14, 2017

Place: Navi Mumbai

CIN: L51900MH1983PLC029643

Ashok Chhajer
(Chairman & Managing Director)



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UNAUDITED FINANCIAL RESULTS FOR THE PERIOD ENDED 30TH SEPTEMBER 2017

(₹ in Lacs)

Particulars		STANDALONE AS AT		CONSOLIDATED AS AT	
		30-09-17	30-09-16	30-09-17	30-09-16
A	ASSETS				
	Non Current Assets				
	Property, Plant & Equipment	205.40	226.14	546.20	438.17
	Intangible Assets	11.90	16.03	12.84	17.25
	Capital WIP			14.20	-
	Financial Assets				
	Investments	5.41	105.88	0.16	100.63
	Loans	-	-	-	-
	Other Financial Assets	126.91	122.91	184.44	178.44
		349.61	470.96	757.84	734.49
	Current Assets				
	Inventories	17,702.23	16,426.57	34,074.05	26,986.58
	Financial Assets				
	Investments	167.07	222.07	1,867.07	222.07
	Trade Receivable	2,970.61	1,276.64	3,300.10	1,388.04
	Cash & Cash Equivalents	414.22	154.20	957.10	816.64
	Loans	1,720.61	2,139.19	2,549.56	2,978.97
	Land	3,204.23	4,913.53	14,341.26	18,794.18
	Other Financial Assets	516.01	533.39	2,453.96	1,839.32
	Current Tax Assets	2,142.58	1,136.35	2,642.67	1,483.27
	Other Current Assets	240.20	155.86	358.29	226.18
		29,077.77	26,957.80	62,544.06	54,735.25
		29,427.38	27,428.76	63,301.90	55,469.74
B	EQUITY AND LIABILITIES				
	EQUITY				
	Equity Share Capital	4,116.00	4,116.00	4,116.00	4,116.00
	Other Equity	7,700.46	5,649.27	7,437.60	4,660.68
	Non Controlling Interest	-	-	918.00	589.28
		11,816.46	9,765.26	12,471.60	9,365.96
	Liabilities				
	Non Current Liabilities				
	Financial Liabilities				
	Borrowings	5,277.70	6,360.86	11,175.29	11,901.51
	Deferred Tax Liabilities (net)	16.44	5.75	13.06	5.77
		5,294.13	6,366.61	11,188.35	11,907.28
	Current Liabilities				
	Financial Liabilities				
	Borrowings	2,675.89	1,600.24	14,451.81	12,691.20
	Trade Payables	1,936.95	1,172.16	3,300.11	2,112.90
	Advance from Customers	4,382.75	6,945.82	16,932.74	16,753.32
	Other Financial Liabilities	291.19	365.21	940.36	611.52
	Other Current Liabilities	39.92	28.78	229.27	88.66
	Provisions	565.59	108.85	624.59	476.23
	Current Tax Liabilities	2,424.48	1,075.83	3,163.06	1,462.68
		12,316.79	11,296.88	39,641.95	34,196.50
		29,427.38	27,428.76	63,301.90	55,469.74



Notes:

1. The above results were reviewed by Audit Committee and approved by the Board of Directors at their Meeting held on 14.11.2017
2. The Statutory Auditor have given their "Limited Review Report" of the above Unaudited Results.
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 and Profit After Tax (PAT) of Holding and Subsidiaries are as follows -

	Particulars	Net Worth	Profit After Tax (PAT)
			(in ₹)
1	Arihant Superstructures Ltd.		
2	Arihant Vatika Realty Pvt. Ltd.	1,181,645,963	28,730,683
3	Arihant Abode Ltd.	140,678,309	4,715,705
4	Arihant Gruhnirman Pvt. Ltd.	1,532,980	159,993
5	Arihant Aashiyana Pvt. Ltd.	(1,691,885)	(12,865)
	Total	87,288,664	841,088
		1,409,454,032	34,434,604

4. The Company has adopted Ind AS from April 1, 2017 and accordingly, these Consolidated Financial Results have been prepared in accordance with the recognition and measurement principles laid down in Ind AS 34 Interim Financial Reporting prescribed under Section 133 of the Companies Act 2013, read with relevant rules issued thereunder. The date of transition to Ind AS is April 1, 2016. The impact of transition has been accounted for in the Opening Reserve and the comparative period results have been restated accordingly. The Opening Balance Sheet as at April 1, 2016 and the results for the subsequent periods would be finalised and will be subject to Audit at the time of Annual Financial Statements for the year ended March 31, 2018.
5. The Subsidiaries considered in the Consolidated Financial Statements as at September 30, 2017 are namely Arihant Abode Ltd (60%), Arihant Vatika Realty Pvt. Ltd.(60%), Arihant Gruhnirman Pvt. Ltd (60%), and Arihant Aashiyana Pvt. Ltd.(60%).
6. The Company has only one business segment, disclosure under Ind AS 108 on "Operating Segment" as notified under the Companies (Indian Accounting Standards) Rules, 2015 as specified in Section 133 of the Companies Act, 2013.
7. 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.
8. As per Company's Accounting Policies, Revenue recognition for the Construction Projects is based on "Percentage Completion Method" based on the Guidance Note issued by ICAI for Real Estate Companies.
9. Reconciliation of Equity as per previously reported under Indian GAAP and Ind AS for the year ended March 31, 2017, April 1, 2016

Sr. No.	Particulars	Consolidated (₹ In lakh)	Standalone (₹ In lakh)	Consolidated (₹ In lakh)	Standalone (₹ In lakh)
		31/03/2017		01/04/2016	
1	Total Equity (Shareholder's funds under Previous Indian GAAP)	11,355.58	11,838.14	8,087.33	9,175.90
2	Reversal of Proposed dividend (including dividend distribution tax) in the absence of	-	-	445.85	445.85
3	Other miscellaneous adjustment	0.18	0.18	0.37	0.37
4	Total Equity under Ind AS	11,355.76	11,838.33	8,533.55	9,622.12

Date: November 14, 2017

Place: Navi Mumbai

CIN: L51900MH1986PLC029643



(Signature)
Ashok Chhajer
(Chairman & Managing Director)

KAILASH CHAND JAIN & CO. (Regd.)

CHARTERED ACCOUNTANTS

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Review Report on Quarterly Financial Results of Arihant Superstructures Limited Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015

To

The Board of Directors

M/s Arihant Superstructures Limited.

We have reviewed the Quarterly Financial Results of M/s ARIHANT SUPERSTRUCTURES LIMITED ("the company") for the quarter ended September 30, 2017. Attention is drawn on Note 9 & 10 of the statement that the figures for the corresponding quarter ended September 30, 2016, including the reconciliation of net profit under the Ind AS of the corresponding quarter with net profit reported under previous GAAP and Reconciliation of Equity as per previously reported under Indian GAAP and Ind AS for the year ended March 31, 2017, April 1, 2016 as included in the statement have not been subjected to limited review or audit. This statement is the responsibility of the company's management and has been approved by Board of Director. Our responsibility is to express an opinion on these financial results based on our review.

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 Institute of Chartered Accountants of India. This standard requires that we plan and performed the review to obtain moderate assurance as to whether the statement is free from material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures, applied to financial data and thus provided less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.



Based on our review conducted as above, nothing has come to our attention that causes us to believe that accompanying statement prepared in accordance with applicable Accounting Standards, as notified under the Companies (Indian Accounting Standard) Rules, 2015 as specified in section 133 of Companies Act, 2013 read with SEBI Circular CIR/CFD/FAC/15/2015 dated November 30, 2015 and CIR/CFD/FAC/62/2016 dated July 5, 2016 and other recognized accounting practices and policies, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure requirements) Regulation, 2015, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Kailash Chand Jain & Co.

Chartered Accountants

FRN: - 112318W

Saurabh

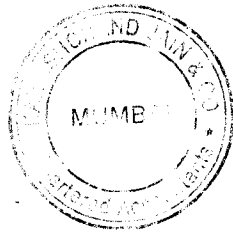
Saurabh Chouhan

Partner

M. No.: -167453

Place:-Navi Mumbai

Date:-November 14, 2017



KAILASH CHAND JAIN & CO. (Regd.)

CHARTERED ACCOUNTANTS

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97, Maharshi Karve Road,
Near Income Tax Office,
Mumbai - 400 020.

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022-22065373

022-22005373

Fax : 022-22089978

Review Report on Quarterly Consolidated Financial Results of Arihant Superstructures Limited Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015

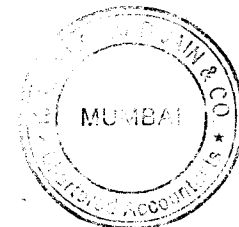
To

The Board of Directors

M/s Arihant Superstructures Limited.

We have reviewed the Quarterly Consolidated Financial Results of M/s ARIHANT SUPERSTRUCTURES LIMITED ("the company") and its Subsidiaries for the quarter ended September 30, 2017. Attention is drawn on Note 9 & 10 of the statement that the figures for the corresponding quarter ended September 30, 2016, including the reconciliation of net profit under the Ind AS of the corresponding quarter with net profit reported under previous GAAP and Reconciliation of Equity as per previously reported under Indian GAAP and Ind AS for the year ended March 31, 2017, April 1, 2016, as included in the statement have not been subjected to limited review or audit. This statement is the responsibility of the company's management and has been approved by Board of Director. Our responsibility is to express an opinion on these Consolidated Financial Results based on our review.

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 Institute of Chartered Accountants of India. This standard requires that we plan and performed the review to obtain moderate assurance as to whether the statement is free from material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures, applied to financial data and thus provided less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.



This result includes the Quarterly Financial Results of the following entities:

- a) Arihant Abode Limited;
- b) Arihant Vatika Realty Private Limited;
- c) Arihant Aashiyana Private Limited;
- d) Arihant Gruhnirman Private Limited;

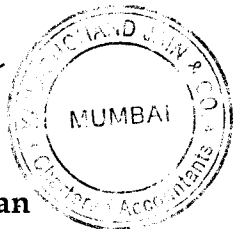
Based on our review conducted as above, nothing has come to our attention that causes us to believe that accompanying statement prepared in accordance with applicable Accounting Standards, as notified under the Companies (Indian Accounting Standard) Rules, 2015 as specified in section 133 of Companies Act, 2013 read with SEBI Circular CIR/CFD/FAC/15/2015 dated November 30, 2015 and CIR/CFD/FAC/62/2016 dated July 5, 2016 and other recognized accounting practices and policies, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure requirements) Regulation, 2015, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Kailash Chand Jain & Co.

Chartered Accountants

FRN: - 112318W

Saurabh



Saurabh Chouhan

Partner

M. No.: -167453

Place: -Navi Mumbai

Date: -November 14, 2017