



LADAM AFFORDABLE HOUSING LIMITED
(Formerly known as Ladam Finance Limited)

Date: May 29, 2017

To,
The Secretary
BSE Limited
P.J. Tower, Dalal Street,
Mumbai - 400 001.

BSE Scrip Code 540026

Sub: Outcome of Board meeting of the Company held on today i.e. May 29, 2017.

Dear Sir/Madam,

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulation 2015, it is hereby informed that Board of Director, today at its meeting held at the registered Office of the Company, approved the audited Standalone and Consolidated financial results of the Company for the Quarter and year ended as on March 31, 2017 and took on record the Audited report given by the Statutory Auditor of the Company in this behalf.

The Meeting was started at 7 .00 PM and concluded at 8.15 PM.

Kindly take the same on your records.

For Ladam Affordable Housing Ltd.
(Formerly known as Ladam Finance Ltd.)


Mr. Jayaprasad Pillai
Director
DIN: 01560300



Tel No. 71191000 / 001
CIN.: L65990MH1979PLC021923

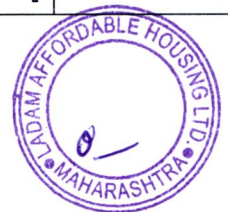
Email ID : info@ladamaffordablehousing.com
Website : www.ladamaffordablehousing.com

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

LADAM AFFORDABLE HOUSING LIMITED

(Formerly known as Ladam Finance Limited)

Audited Standalone Statement of the Financial Results for the Quarter and Year ended 31st March, 2017						
(Amount in Rs.)						
	Particulars	3 months ended (31/03 /2017)	Previous 3 months ended (31/12 /2016)	Corresponding 3 months ended (31/03 /2016)	Current Year Ended/ Year to date figure (31/03 /2017)	Previous accounting year ended/ Year to date figure (31/03 /2016)
		Audited)	(Unaudited)	(Audited)	(Audited)	(Audited)
I	Revenue from Operations	-	-	2,55,000	-	2,55,000
II	Other Income	17,18,518	-	10,96,351	74,12,716	10,96,351
III	Total Revenue (I +II)	17,18,518	-	13,51,351	74,12,716	13,51,351
IV	Expenses					
1	Cost of Materials Consumed	-	-	-	-	-
2	Purchase of Stock-in Trade	-	-	-	-	-
3	Changes in inventories of finished goods work-in-progress and Stock-in-Trade	-	-	-	-	-
4	Employee benefits expense	2,76,542	1,89,543	1,83,857	7,87,750	3,76,530
5	Finance costs	-	-	-	-	-
6	Depreciation and amortization expense	-	-	-	-	-
7	Excise Duty	-	-	-	-	-
8	Other Expenses	10,35,226	2,91,486	4,47,437	55,79,017	8,97,178
	Total expenses	13,11,768	4,81,029	6,31,294	63,66,767	12,73,708
V	Profit before exceptional and extraordinary items and tax (III - IV)	4,06,750	-4,81,029	7,20,057	10,45,949	77,643
VI	Exceptional items	-	-	-	-	-
VII	Profit before extraordinary items and tax (V - VI)	4,06,750	-4,81,029	7,20,057	10,45,949	77,643
VIII	Extraordinary items	-	-	-	-	-



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)

IX	Profit before tax (VII-VIII)	4,06,750	-4,81,029	7,20,057	10,45,949	77,643
X	Tax expense:					
	(1) Current tax	-	-	-	-	-
	(2) Deferred tax	-	-	-	-	-
XI	Profit (Loss) for the period from continuing operations (VII-VIII)	4,06,750	-4,81,029	7,20,057	10,45,949	77,643
XII	Profit/(loss) from discontinuing operations	-	-	-	-	-
XIII	Tax expense of discontinuing operations	-	-	-	-	-
XIV	Profit/(loss) from Discontinuing operations (after tax) (XII-XIII)	-	-	-	-	-
XV	Profit (Loss) for the period (XI + XIV)	4,06,750	-4,81,029	7,20,057	10,45,949	77,643
XVI	Earnings per equity share:					
	(1) Basic	0.022	-0.026	0.039	0.057	0.004
	(2) Diluted	0.022	-0.026	0.039	0.057	0.004

Note:

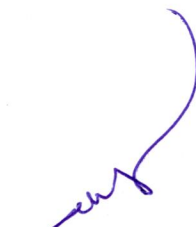
1. The above financial results were reviewed by Audit Committee and approved at the Meeting of Board of Directors held on 29th May, 2017.
2. The figures pertaining to the previous year have been regrouped/rearranged wherever necessary.
3. There were no changes in the Accounting policies of the Company.



Mr. Prashant Shinkar
(Chief Executive Officer)


Date: May 29, 2017

Place: Thane



Mr. Sumesh B. Aggarwal
Director
DIN: 00325063

For and behalf of Board of Directors of
Ladam Affordable Housing Limited
(Formerly known as Ladam Finance Limited)

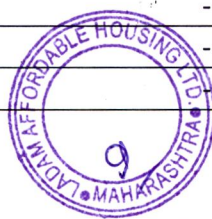
Mr. Jayaprasad Pillai
Director
DIN: 01560300



LADAM AFFORDABLE HOUSING LIMITED

(Formerly known as Ladam Finance Limited)

Balance Sheet as at 31st March 2017			
(Amount in Rs.)			
	Particulars	Current Year Ended (31/03/2017)	Previous year ended (31/03/2016)
		(Audited)	(Audited)
I.	Equity and Liabilities		
1	Shareholders' Fund		
(a)	Share Capital	9,15,23,000	9,15,23,000
(b)	Reserves and Surplus	1,65,46,558	1,55,00,608
(c)	Money Received against Share Warrants	-	-
2	Share Application money pending allotment	-	-
3	Non-current Liabilities		
(a)	Long - term borrowings	9,57,39,015	9,49,64,623
(b)	Deferred Tax Liabilities (Net)	-	-
(c)	Other Long Term Liabilities	10,00,000	10,00,000
(d)	Long-term provisions	-	-
4	Current Liabilities		
(a)	Short-term borrowings	-	-
(b)	Trade Payables	13,70,056	9,91,410
(c)	Other Current Liabilities	23,622	12,942
(d)	Short-term provisions	3,36,530	2,18,185
	Total	20,65,38,781	20,42,10,768
II	Assets		
	Non-current Assets		
1 (a)	Fixed Assets		
(i)	Tangible Assets	5,30,31,627	5,30,31,627
(ii)	Intangible Assets	-	-
(iii)	Capital Work-in-progress	-	-
(iv)	Intangible Assets under development	-	-
(b)	Non-current Investments	5,08,05,029	5,75,82,002
(c)	Deferred Tax Assets (Net)	-	-
(d)	Long - term Loans and Advances	-	-
(e)	Other Non-current Assets	-	25,500



Tel No. 71191000 / 001
CIN.: L65990MH1979PLC021923

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

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



LADAM AFFORDABLE HOUSING LIMITED

(Formerly known as Ladam Finance Limited)

2	Current Assets		
(a)	Current Investments	-	-
(b)	Inventories	40,67,067	37,48,772
(c)	Trade Recievables	19,98,583	-
(d)	Cash and Cash Equivalent	2,47,968	4,39,763
(e)	Short-term Loans and Advances	9,62,88,507	8,93,83,103
(f)	Other Current Assets	1,00,000	-
	Total	20,65,38,781	20,42,10,768

For and behalf of Board of Directors of

Ladam Affordable Housing Limited
(Formerly known as Ladam Finance Limited)

Mr. Prashant Shinkar
(Chief Executive Officer)



Mr. Sumesh B. Aggarwal
Director
DIN: 00325063

Mr. Jayaprasad Pillai
Director
DIN: 01560300

Date: May 29, 2017

Place: Thane

H. J. MEHTA & ASSOCIATES

CHARTERED ACCOUNTANTS

Website: www.cahjmehta.com

email: info@cahjmehta.com



Mumbai H.O: 201 Bhaveshwar Complex ,Near
Railway Station, Vidyavihar (West), Mumbai-
400086.
Tel: 022 2514 6858

Branch: C-127, ITC Building, Majura Gate, Ring Road, Surat -395002, GUJARAT

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

To
Board of Directors of
Ladam Affordable Housing Limited

We have audited the quarterly financial results of Ladam Affordable Housing Limited for the quarter ended March 31, 2017 and the year to date results for the period April 01, 2016 to March 31, 2017 attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. These quarterly financial results as well as the year to date financial results have been prepared from the interim financial statements, which are the responsibility of the Company's management.

Our responsibility is to express an opinion on these financial results based on our audit of such interim financial statements, which have been prepared in accordance with the recognition and measurement principles laid down in Accounting Standard for Interim Financial Reporting (AS 25/IndAS34), prescribed, under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder; or by the Institute of Chartered Accountants of India and other accounting principles generally accepted in India.

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 misstatement(s). 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.



H. J. MEHTA & ASSOCIATES

CHARTERED ACCOUNTANTS

Website: www.cahjmehta.com

email: info@cahjmehta.com



Mumbai H.O: 201 Bhaveshwar Complex ,Near
Railway Station, Vidyavihar (West), Mumbai-
400086.
Tel: 022 2514 6858

Branch: C-127, ITC Building, Majura Gate, Ring Road, Surat -395002, GUJARAT

In our opinion and to the best of our information and according to the explanations given to us these quarterly financial results as well as the year to date results:

(i) Are presented in accordance with the requirements of Regulation 33 of the SEBI(Listing Obligations and Disclosure Requirements) Regulations, 2015 in this regard; and

(ii) give a true and fair view of the net profit/loss and other financial information for the quarter ended March 31, 2017 as well as the year to date results for the period from April 1, 2016 to March 31, 2017

For H J Mehta & ASSOCIATES.
Chartered Accountants



(Atul T Mehta)
Partner

(Membership Number - 102252)

Place of signature - Mumbai
Date:- 29th May 2017



LADAM AFFORDABLE HOUSING LIMITED

(Formerly known as Ladam Finance Limited)

Audited Consolidated Statement of the Financial Results for the Quarter and Year ended 31st March, 2017			
(Amount in Rs.)			
	Particulars	Current Year Ended (31/03/2017)	Previous year ended (31/03/2016)
		(Audited)	(Audited)
I	Income from Operations	10,68,57,097	26,98,18,524
II	Other Income	1,14,14,853	57,75,424
III	Total Revenue	11,82,71,950	27,55,93,948
IV	Expenses		
1	Cost of Materials Consumed	2,86,26,525	31,20,31,448
2	Purchase of Stock-in Trade		-
3	Changes in inventories of finished goods work-in-progress and Stock-in-Trade	6,18,45,769	(7,89,06,671)
4	Employee benefits expense	7,87,750	3,76,530
5	Finance costs	17,23,497	32,82,205
6	Depreciation and amortization expense	6,03,750	3,35,150
7	Other expenses	56,09,017	9,27,178
	Total expenses	9,91,96,308	23,80,45,840
V	Profit before exceptional and extraordinary items and tax (III - IV)	1,90,75,642	3,75,48,108
VI	Exceptional items	-	-
VII	Profit before extraordinary items and tax (V - VI)	1,90,75,642	3,75,48,108
VIII	Extraordinary items	-	4,02,598
IX	Profit before tax (VII- VIII)	1,90,75,642	3,71,45,510



Tel No. 71191000 / 001
CIN.: L65990MH1979PLC021923

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

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

LADAM AFFORDABLE HOUSING LIMITED

(Formerly known as Ladam Finance Limited)

X	Tax expense:		
	(1) Current tax	59,50,000	1,25,00,000
	(2) Deferred tax	-	-
XI	Profit (Loss) for the period from continuing operations (IX-X)	1,31,25,642	2,46,45,510
XII	Profit/(loss) from discontinuing operations	-	-
XIII	Tax expense of discontinuing operations	-	-
XIV	Profit/(loss) from Discontinuing operations (after tax) (XII-XIII)	-	-
XV	Profit (Loss) for the period (XI + XIV)	1,31,25,642	2,46,45,510
	Profit Attributable to:		
	Owners of the Company	-	-
	Non Controlling Interests	-	-
XVI	Earnings per equity share:		
	(1) Basic	0.717	1.346
	(2) Diluted	0.717	1.346

Note:

1. The above financial results were reviewed by Audit Committee and approved at the Meeting of Board of Directors held on 29th May, 2017.
2. The figures pertaining to the previous year have been regrouped/rearranged wherever necessary
3. There were no changes in the Accounting policies of the Company.

Pfshinkar

Mr. Prashant Shinkar
(Chief Executive Officer)

Date: May 29, 2017

Place: Thane

Sumesh B. Aggarwal

Mr. Sumesh B. Aggarwal
Director
DIN: 00325063



For and behalf of Board of Directors of

Ladam Affordable Housing Limited
(Formerly known as Ladam Finance Limited)

Jayprasad Pillai

Mr. Jayprasad Pillai
Director
DIN: 01560300



LADAM AFFORDABLE HOUSING LIMITED
(Formerly known as Ladam Finance Limited)

Balance Sheet			
Audited Consolidated Statement of the Financial Results for the Quarter and Year ended 31st March, 2017			
(Amount in Rs.)			
	Particulars	Current Year Ended (31/03/2017)	Previous year ended (31/03/2016)
		(Audited)	(Audited)
I.	Equity and Liabilities		
1	Shareholders' Fund		
(a)	Share Capital	9,15,23,000	9,15,23,000
(b)	Reserves and Surplus	5,16,62,368	4,53,56,872
(c)	Money Received against Share Warrants		-
2	Share Application money pending allotment		-
	Minority Interest	3,35,08,121	2,72,77,379
3	Non-current Liabilities		
(a)	Long - term borrowings	37,06,55,781	37,19,52,689
(b)	Deferred Tax Liabilities (Net)		-
(c)	Other Long Term Liabilities	10,00,000	10,00,000
(d)	Long-term provisions	-	-
4	Current Liabilities		
(a)	Short-term borrowings	-	-
(b)	Trade Payables	19,68,06,363	7,91,89,094
(c)	Other Current Liabilities	4,79,60,454	3,56,69,089
(d)	Short-term provisions	62,86,530	1,26,92,685
	Total	79,94,02,617	66,46,60,807



Tel No. 71191000 / 001
CIN.: L65990MH1979PLC021923

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

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



LADAM AFFORDABLE HOUSING LIMITED
(Formerly known as Ladam Finance Limited)

II	Assets		
	Non-current Assets		
1 (a)	Fixed Assets		
(i)	Tangible Assets	5,75,73,594	5,40,50,998
(ii)	Intangible Assets		
(iii)	Capital Work-in-progress		
(iv)	Intangible Assets under development		
(b)	Non-current Investments	4,99,65,626	5,73,32,002
(c)	Deferred Tax Assets (Net)		
(d)	Long - term Loans and Advances	88,82,535	49,01,632
(e)	Other Non-current Assets		
2	Current Assets		
(a)	Current Investments		
(b)	Inventories	51,54,09,412	39,45,36,625
(c)	Trade Receivables	1,54,04,253	1,02,70,207
(d)	Cash and Cash Equivalent	5,85,22,819	5,77,70,134
(e)	Short-term Loans and Advances	9,35,44,378	8,57,99,209
(f)	Other Current Assets	1,00,000	-
	Total	79,94,02,617	66,46,60,807

For and behalf of Board of Directors of
Ladam Affordable Housing Limited
(Formerly known as Ladam Finance Limited)

Prashant Shinkar

Mr. Prashant Shinkar
(Chief Executive Officer)

Date: May 29, 2017
Place: Thane

Sumesh B. Aggarwal
Mr. Sumesh B. Aggarwal
Director
DIN: 00325063



Jayaprasad Pillai
Mr. Jayaprasad Pillai
Director
DIN: 01560300

Tel No. 71191000 / 001
CIN.: L65990MH1979PLC021923

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

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

**H. J. MEHTA & ASSOCIATES
CHARTERED ACCOUNTANTS**

Website: www.cahjmehta.com
email: info@cahimehta.com



Mumbai H.O: 201 Bhaveshwar
Complex ,Near Railway Station,
Vidyavihar (West),Mumbai-400086.
Tel: 022 2514 6858

Branch: C-127, ITC Building, Majura Gate, Ring Road, Surat -395002, GUJARAT

Auditor's Report Year to Date Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

To Board of Directors
For Ladam Affordable Housing Ltd.
(Formerly known as Ladam Finance Ltd.)

We have audited the accompanying Consolidated Financial Results of Ladam Affordable Housing Ltd. (Formerly known as Ladam Finance Ltd.) ("the Holding Company") and its subsidiary and associate companies (the Holding Company and its subsidiary and associate companies together referred to as "the Group") for the year ended 31st March, 2017, being submitted by the Holding Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. These Consolidated Financial Results are the responsibility of the Holding Company's management and has been approved by the Board of Directors. Our responsibility is to express an opinion on these Consolidated Financial Results based on our audit of such Consolidated Financial Statements, which have been prepared in accordance with the recognition and measurement principles laid down in Accounting Standards specified under Section 133 of the Companies Act, 2013 ("the Act") read with Rule 7 of the Companies (Accounts) Rules, 2014 and other accounting principles generally accepted in India.

We conducted our audit in accordance with the Standards on Auditing specified under Section 143(10) of the Act. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the Consolidated Financial Results are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts disclosed in the Consolidated Financial Results. An audit also includes assessing the accounting principles used and significant estimates made by the management.



**H. J. MEHTA & ASSOCIATES
CHARTERED ACCOUNTANTS**

Website: www.cahjmehta.com

email: info@cahimehta.com



Mumbai H.O: 201 Bhaveshwar
Complex, Near Railway Station,
Vidyavihar (West), Mumbai-400086.
Tel: 022 2514 6858

Branch: C-127, ITC Building, Majura Gate, Ring Road, Surat -395002, GUJARAT

We believe that the audit evidence obtained by us and the audit evidence obtained by the other auditors in terms of their reports referred to in sub-paragraph (a) of the Other Matters paragraph below, is sufficient and appropriate to provide a basis for our audit opinion on the Consolidated Financial Results.

Other Matters

We did not audit the financial statement of subsidiary and associates included in the Consolidated Financial Results whose financial statements reflect total assets of Rs. 6,068.11 Lacs as at 31st March, 2017, total revenues of Rs. 1,108.59 Lacs and net cash outflow flows amounting to Rs. 10.11 Lacs for the year ended on that date. These financial statements and other 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, to the extent they have been derived from such financial statements is based solely on the report of such other auditors.

The statement includes the results for the quarter ended March 31, 2017 being the balancing figure between audited figures in respect of the full financial year and the audited year to date figures up to the third quarter of the current financial year.

For H.J. MEHTA & ASSOCIATES
Chartered Accountants
FRN : 114373W



Atul T Mehta

Atul T Mehta
Partner
Membership No. : 102252

Date : 29/05/2016
Place : Mumbai



LADAM AFFORDABLE HOUSING LIMITED

(Formerly known as Ladam Finance Limited)

Date: May 29, 2017

To,
Bombay Stock Exchange Limited,
P.J. Towers,
Dalal Street,
Mumbai - 400001

Subject: Declaration for Un-Modified Opinion by Statutory Auditor.

Ref: Notification Dated 25.05.2016 for amendment in SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Scrip Code: 540026)

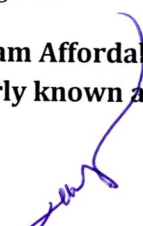
Dear Sir,

Pursuant to Notification dated 25.05.2016 of SEBI for amendment in SEBI (LODR) Regulations, 2015, it is hereby Declare that as per the Audit Report provided by the Auditor, there are no modified opinion in the Auditor's Report by the Auditor of the Company for the quarter and year ended 31st March, 2017.

Kindly take the above on your records.

Thanking You.

For Ladam Affordable Housing Ltd.
(Formerly known as Ladam Finance Ltd.)


Sumesh B. Aggarwal
Director

DIN: 00325063

Add: 111,Hasamahal, Dalamal Park,Cuff Parade, Mumbai 400005.

