



**Independent Auditor's Limited Review Report**

**The Board of Directors  
Housing & Urban Development Corporation Limited  
New Delhi**

1. We have reviewed the accompanying Standalone statement of Unaudited Financial Results of **HOUSING AND URBAN DEVELOPMENT CORPORATION LIMITED** ("the company") for the quarter ended on June 30, 2019 ("the statement"). This statement is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to issue a report on these Unaudited Standalone Financial statements based on our review.
2. We conducted our review of the statement in accordance with the Standard on Review Engagements (SRE) 2410, 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity', issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
3. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Standalone statement of Unaudited Financial Results prepared in accordance with Indian accounting standards prescribed under section 133 of the Companies Act, 2013 read with rule 7 of the Companies (Indian Accounting Standards) Rules, 2015 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) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

**For & on behalf of Prem Gupta & Co.**

**Chartered Accountants**

**FRN No.-000425N**



**RAJAN UPPAL  
Partner**

**Membership No.- 097379**

**UDIN No:- 19097379 AAAAAM1436**

**Date: 2nd August, 2019**

**Place: New Delhi**



**HOUSING AND URBAN DEVELOPMENT CORPORATION LTD.(HUDCO)**

(A GOVT. OF INDIA UNDERTAKING) CIN: L74899DL1970GO1005276 GSTIN: 07AAACH0632A1ZF website: www.hudco.org

Registered Office: CORE 7A, HUDCO BHAWAN, INDIA HABITAT CENTRE, LODHI ROAD, NEW DELHI-110003

(₹ in crore)

**STATEMENT OF STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30<sup>TH</sup> JUNE, 2019**

S. No.	Particulars	Quarter ended		Year ended	
		30 <sup>th</sup> June, 2019 (Unaudited)	31 <sup>st</sup> March, 2019 (Audited)	30 <sup>th</sup> June, 2018 (Unaudited)	31 <sup>st</sup> March, 2019 (Audited)
	<b>Income</b>				
I	<b>Revenue from operations</b>				
1	Interest Income	1,796.65	1,463.79	1,530.81	5,465.59
2	Dividend Income	-	0.35	-	3.51
3	Rental Income	8.63	7.48	6.98	29.25
4	Fees and Commission Income	0.32	0.55	0.08	46.62
5	Net gain on Fair value changes	-	-	68.97	-
6	Sale of services	0.89	2.58	0.02	2.67
	<b>i</b>	<b>1,806.49</b>	<b>1,474.75</b>	<b>1,606.86</b>	<b>5,547.64</b>
II	<b>Other Income</b>	9.70	18.60	7.23	43.58
III	<b>Total Income (I + II)</b>	<b>1,816.19</b>	<b>1,493.35</b>	<b>1,614.09</b>	<b>5,591.22</b>
IV	<b>Expenses</b>				
1	Finance costs	1,209.49	921.79	783.27	3,070.51
2	Fees and Commission expense	1.34	1.55	3.58	7.23
3	Net Loss on Fair Value Changes	15.28	5.10	-	21.95
4	Impairment on financial instrument and written offs	5.12	76.03	248.02	327.27
5	Employee Benefit Expenses	51.62	52.94	67.48	224.12
6	Depreciation and Amortization	1.27	1.48	1.23	5.30
7	Other expenses	16.73	25.22	13.23	71.63
	<b>Total expenses</b>	<b>1,300.85</b>	<b>1,084.11</b>	<b>1,116.81</b>	<b>3,728.01</b>
V	<b>Profit/(loss) before Tax (III-IV)</b>	<b>515.34</b>	<b>409.24</b>	<b>497.28</b>	<b>1,863.21</b>
VI	<b>Tax Expense</b>				
1	Current tax expense	138.54	124.73	182.72	584.28
2	Deferred Tax Expense/ (credit)	41.12	48.14	(18.82)	98.78
	<b>Total Tax Expense</b>	<b>179.66</b>	<b>172.87</b>	<b>163.90</b>	<b>683.06</b>
VII	<b>Profit/(loss) for the Period / Year (V-VI)</b>	<b>335.68</b>	<b>236.37</b>	<b>333.38</b>	<b>1,180.15</b>
	<b>Other Comprehensive Income</b>				
	Items that will not be reclassified to profit or loss				
1	Re-measurement gains/losses on defined benefit plans	(0.92)	(0.55)	10.30	(6.86)
2	Income tax relating to items that will not be reclassified to profit or loss	0.32	0.14	(3.60)	2.40
VIII	<b>Other Comprehensive Income</b>	<b>(0.60)</b>	<b>(0.41)</b>	<b>6.70</b>	<b>(4.46)</b>
IX	<b>Total Comprehensive Income for the Period (VII+VIII)</b>	<b>335.08</b>	<b>235.96</b>	<b>340.08</b>	<b>1,175.69</b>
X	<b>Paid-up Equity Share Capital (Face Value of ₹ 10 each)</b>	<b>2,001.90</b>	<b>2,001.90</b>	<b>2,001.90</b>	<b>2,001.90</b>
XI	<b>Other Equity (Reserves excluding revaluation reserve)</b>				<b>8,953.87</b>
XII	<b>Net Worth</b>				<b>10,955.77</b>
XIII	<b>Earnings Per Share (Face Value of ₹10 each)</b> (The EPS for quarters is not annualised)				
	Basic (₹)	1.6768	1.18	1.70	5.90
	Diluted (₹)	1.68	1.18	1.70	5.90
(i)	Percentage of shares held by Government of India (%)				89.81%
XIV	<b>NPA Ratios</b>				
	(i) Gross NPA	3280.11	3286.59	3361.78	3286.59
	(ii) Net NPA, after considering ECL provision	343.68	354.27	503.77	354.27
	(iii) Gross NPA (%)	4.32%	4.48%	6.87%	4.48%
	(iv) Net NPA (%)	0.47%	0.50%	1.09%	0.50%

**Notes to the Financial Results:**

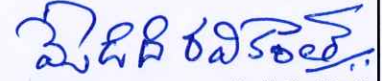
- The above Standalone unaudited financial results for the quarter ended 30<sup>th</sup> June, 2019 have been reviewed by the Audit Committee and subsequently approved by the Board of Directors at their meeting held on 2<sup>nd</sup> August, 2019. These unaudited financial results for the quarter ended 30<sup>th</sup> June, 2019 have also been reviewed by the Statutory Auditors of the Company in compliance with the requirements of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.
- The company does not have separate reportable segments in terms of Indian Accounting Standard (Ind AS-108) on "Operating Segments".
- The company has made provision on loans (impairment) as per Expected credit Loss (ECL) method amounting to ₹ 2944.30 crore as on 30<sup>th</sup> June, 2019.
- In respect of Andrews Ganj Project (AGP) being executed by HUDCO as an agent on behalf of MoUD (now MoHUA), HUDCO does not retain any right or interest in the property leased to it. Expenditure and liability, if any, on account of this project is paid out of No Lien AGP Account maintained with HUDCO. Interest income of ₹ 6.74 crore on the amount deficit (recoverable) from MoHUA has been booked for the quarter ended 30<sup>th</sup> June, 2019. As on 30<sup>th</sup> June, 2019, No Lien AGP account is in deficit (recoverable) to the extent of ₹ 438.60 crore, which includes amounts paid by HUDCO on behalf of MoHUA and interest as on date.
- The Company has maintained 100% Asset Cover on its Secured Listed Non- Convertible Debentures as on 30<sup>th</sup> June, 2019.
- The Company continues to create Deferred Tax Liability (DTL) on Special Reserve created and maintained u/s 36 (1)(viii) of Income Tax Act, 1961 & u/s 29 C of National Housing Bank Act, 1987.
- There were 3 investor complaint pending with HUDCO as on 30<sup>th</sup> June, 2019. One complaint is pending as on date.



डॉ. एम. रविकांत, आईएएस (अर)  
**Dr. M. RAVI KANTH, IAS (r)**  
 अध्यक्ष एवं प्रबंध निदेशक/Chairman & Managing Director  
 हाउसिंग एण्ड अर्बन डेवलपमेंट कॉर्पोरेशन लिमिटेड  
 Housing and Urban Development Corporation Ltd.  
 भारत सरकार का उपक्रम / A Govt. of India Enterprise  
 हडको भवन, भारत पर्यावास केंद्र, लोधी रोड,  
 HUDCO Bhawan, India Habitat Centre, Lodhi Road,  
 नई दिल्ली / New Delhi - 110 003

8	The acceptance/renewal of HUDCO's Public Deposit Scheme has been discontinued with effect from 1 <sup>st</sup> July, 2019. However, the deposit outstanding will be serviced until the maturity
9	During the quarter ended 30 <sup>th</sup> June, 2019 there were no transactions in the nature of exceptional or extraordinary items.
10	Figures of corresponding period have been regrouped, wherever necessary. The figures of quarter ended on 31 <sup>st</sup> March 2019 are the balancing figures between the audited figures in respect of full financial year ended 31 <sup>st</sup> March, 2019 and reviewed year to date figures upto 31 <sup>st</sup> December 2018 being the end of the third quarter of the financial year.

For and on behalf of the Board of Directors



Dr. M. Ravi Kanth

Chairman & Managing Director

Place: New Delhi  
Date: 2<sup>nd</sup> August, 2019



डॉ. एम. रविकांत, आईएएस (आर)  
Dr. M. RAVI KANTH, IAS (r)  
अध्यक्ष एवं प्रबंध निदेशक/Chairman & Managing Director  
हाउसिंग एण्ड अर्बन डेवलपमेंट कॉर्पोरेशन लिमिटेड  
Housing and Urban Development Corporation Ltd.  
भारत सरकार का उपक्रम/A Govt. of India Enterprise  
हडको भवन, भारत पर्यावास केन्द्र, लोधी रोड,  
HUDCO Bhawan, India Habitat Centre, Lodhi Road,  
नई दिल्ली / New Delhi - 110 003





**Independent Auditor's Limited Review Report**

**The Board of Directors**

**Housing & Urban Development Corporation Limited  
New Delhi**

1. We have reviewed the accompanying Statement of Consolidated Unaudited Financial Results of **Housing & Urban Development Corporation Limited** ("the Parent"), and its share of net loss after tax of its associate for the quarter ended 30<sup>th</sup> June 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 30<sup>th</sup> June 2018 and the corresponding period from 1<sup>st</sup> January 2019 to 31<sup>st</sup> March 2019,, as reported in these financial results have been approved by the Parent's Board of Directors, but have not been subjected to review by us since the requirement of submission of quarterly consolidated financial results has become mandatory only from April, 1, 2019.
2. This Statement, which is the responsibility of the Parent's Management and approved by the Parent's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "*Interim Financial Reporting*" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
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 the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

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



4. The Statement includes the results of the following associate:

Shristi Urban Infrastructure Development Limited

5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of financial results provided by the management referred to in paragraph 6 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement
6. The consolidated unaudited financial results includes the Group's share of net loss after tax of Rs. 0.06 crores and total comprehensive loss is Nil for the quarter ended 30<sup>th</sup> June 2019, as considered in the consolidated unaudited financial results, in respect of one associate, based on their interim financial information which have not been reviewed/audited by their auditors. According to the information and explanations given to us by the Management, these financial information are not material to the Group.

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

**For & on behalf of Prem Gupta & Co.**

**Chartered Accountants**

**Firm Registration No.:000425N**



**Rajan Uppal  
(Partner)**

**Membership No.-097379**

**UDIN No. 19097379AAAAAN7670**

**Place: New Delhi**

**Date: 2<sup>nd</sup> August, 2019**



**HOUSING AND URBAN DEVELOPMENT CORPORATION LTD.(HUDCO)**

(A GOVT. OF INDIA UNDERTAKING) CIN: L74899DL1970GO1005276 GSTIN: 07AAACH0632A1ZF website: www.hudco.org

Registered Office: CORE 7A, HUDCO BHAWAN, INDIA HABITAT CENTRE, LODHI ROAD, NEW DELHI-110003

(₹ in crore)

**STATEMENT OF CONSOLIDATED UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30<sup>TH</sup> JUNE, 2019**

S. No.	Particulars	Quarter ended		Year ended	
		30 <sup>th</sup> June, 2019 (Unaudited)	31 <sup>st</sup> March, 2019 (Audited)	30 <sup>th</sup> June, 2018 (Unaudited)	31 <sup>st</sup> March, 2019 (Audited)
	<b>Income</b>				
I	<b>Revenue from operations</b>				
1	Interest Income	1,796.65	1,463.79	1,530.81	5,465.59
2	Dividend Income	-	0.35	-	3.51
3	Rental Income	8.63	7.48	6.98	29.25
4	Fees and Commission Income	0.32	0.55	0.08	46.62
5	Net gain on Fair value changes	-	-	68.97	-
6	Sale of services	0.89	2.58	0.02	2.67
	<b>Total revenue from Operations</b>	<b>1,806.49</b>	<b>1,474.75</b>	<b>1,606.86</b>	<b>5,547.64</b>
II	<b>Other Income</b>	9.70	18.60	7.23	43.58
III	<b>Total Income (I + II)</b>	<b>1,816.19</b>	<b>1,493.35</b>	<b>1,614.09</b>	<b>5,591.22</b>
IV	<b>Expenses</b>				
1	Finance costs	1,209.49	921.79	783.27	3,070.51
2	Fees and Commission expense	1.34	1.55	3.58	7.23
3	Net Loss on Fair Value Changes	15.28	5.10	-	21.95
4	Impairment on financial instrument and written offs	5.12	76.03	248.02	327.27
5	Employee Benefit Expenses	51.62	52.94	67.48	224.12
6	Depreciation and Amortization	1.27	1.48	1.23	5.30
7	Other expenses	16.73	25.22	13.23	71.63
	<b>Total expenses</b>	<b>1,300.85</b>	<b>1,084.11</b>	<b>1,116.81</b>	<b>3,728.01</b>
V	<b>Profit/(loss) before Tax and before share of associate</b>	<b>515.34</b>	<b>409.24</b>	<b>497.28</b>	<b>1,863.21</b>
	Share in profit/(Loss) of Associate	-0.06	-0.08	-0.02	-0.30
	<b>Profit/(loss) before Tax</b>	<b>515.28</b>	<b>409.16</b>	<b>497.26</b>	<b>1,862.91</b>
VI	<b>Tax Expense</b>				
1	Current tax expense	138.54	124.73	182.72	584.28
2	Deferred Tax Expense/ (credit)	41.12	48.14	-18.82	98.78
	<b>Total Tax Expense</b>	<b>179.66</b>	<b>172.87</b>	<b>163.90</b>	<b>683.06</b>
VII	<b>Profit/(loss) for the Period / Year (V-VI)</b>	<b>335.62</b>	<b>236.29</b>	<b>333.36</b>	<b>1,179.85</b>
	<b>Other Comprehensive Income</b>				
	Items that will not be reclassified to profit or loss				
1	Re-measurement gains/losses on defined benefit plans	(0.92)	-0.55	10.30	(6.86)
2	Income tax relating to items that will not be reclassified to profit or loss	0.32	0.14	(3.60)	2.40
VIII	<b>Other Comprehensive Income</b>	<b>(0.60)</b>	<b>-0.41</b>	<b>6.70</b>	<b>(4.46)</b>
IX	<b>Total Comprehensive Income for the Period (VII+VIII)</b>	<b>335.02</b>	<b>235.88</b>	<b>340.06</b>	<b>1,175.39</b>
X	<b>Paid-up Equity Share Capital (Face Value of ₹ 10 each)</b>	<b>2,001.90</b>	<b>2,001.90</b>	<b>2,001.90</b>	<b>2,001.90</b>
XI	<b>Other Equity (Reserves excluding revaluation reserve)</b>				<b>8,952.86</b>
XII	<b>Net Worth</b>				<b>10,954.76</b>
XIII	<b>Earnings Per Share (Face Value of ₹10 each) (The EPS for quarters is not annualised)</b>				
	Basic (₹)	1.68	1.18	1.70	5.89
	Diluted (₹)	1.68	1.18	1.70	5.89
XIV	<b>Percentage of shares held by Government of India (%)</b>				<b>89.81%</b>

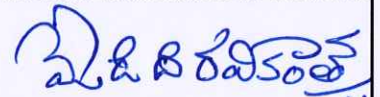
**Notes to the Financial Results:**

- The above Consolidated unaudited financial results for the quarter ended 30th June, 2019 have been reviewed by the Audit Committee and subsequently approved by the Board of Directors at their meeting held on 2nd August, 2019. These consolidated unaudited financial results for the quarter ended 30th June, 2019 have also been reviewed by the Statutory Auditors of the Company in compliance with the requirements of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.
- The consolidated financial results comprises of the financial results of the company and an associate company M/s Shristi Urban Infrastructure Development Ltd. (SUIDL). Investments in associate company is accounted as per (Equity method of accounting) as per Ind AS 28. The Company has decided to exit from the associate company M/s Shristi Urban Infrastructure Development Ltd. (SUIDL) as per the Board Approval dated 09.11.2015. In pursuance of Board Approval, the valuation of Associate Company was carried out. However, after due consideration, it was decided to get the valuation done again.
- The Financial Results of the Associate Company M/s Shristi Urban Infrastructure Development Ltd. (SUIDL) are unaudited and are duly certified by management.
- The company does not have separate reportable segments in terms of Indian Accounting Standard (Ind AS-108) on "Operating Segments".
- The company has made provision on loans (impairment) as per Expected credit Loss (ECL) method amounting to ₹ 2944.30 crore as on 30th June, 2019.
- In respect of Andrews Ganj Project (AGP) being executed by HUDCO as an agent on behalf of MoUD (now MoHUA), HUDCO does not retain any right or interest in the property leased to it. Expenditure and liability, if any, on account of this project is paid out of No Lien AGP Account maintained with HUDCO. Interest income of ₹ 6.74 crore on the amount deficit (recoverable) from MoHUA has been booked for the quarter ended 30<sup>th</sup> June, 2019. As on 30<sup>th</sup> June, 2019, No Lien AGP account is in deficit (recoverable) to the extent of ₹ 438.60 crore, which includes amounts paid by HUDCO on behalf of MoHUA and interest as on date.



7	The Company has maintained 100% Asset Cover on its Secured Listed Non- Convertible Debentures as on 30 <sup>th</sup> June, 2019.
8	The Company continues to create Deferred Tax Liability (DTL) on Special Reserve created and maintained u/s 36 (1)(viii) of Income Tax Act, 1961 & u/s 29 C of National Housing Bank Act, 1987.
9	There were 3 investor complaints pending with HUDCO as on 30 <sup>th</sup> June, 2019. One complaint is pending as on date.
10	The acceptance/renewal of HUDCO's Public Deposit Scheme has been discontinued with effect from 1st July, 2019. However, the deposit outstanding will be serviced until the maturity.
11	During the quarter ended 30 <sup>th</sup> June, 2019 there were no transactions in the nature of exceptional or extraordinary items.
12	Figures of corresponding period have been regrouped, wherever necessary. The consolidated figures of quarter ended on 31st March 2019 are the balancing figures between the audited figures in respect of full financial year ended 31st March, 2019 and year to date figures upto 31st December 2018 (not subjected to review) being the end of the third quarter of the financial year.

For and on behalf of the Board of Directors



Dr. M. Ravi Kanth

Chairman & Managing Director

Place: New Delhi

Date: 2<sup>nd</sup> August, 2019



डॉ. एम. रविकांत, आईएस (आर)  
**Dr. M. RAVI KANTH, IAS (r)**  
 अध्यक्ष एवं प्रबंध निदेशक/Chairman & Managing Director  
 हाउसिंग एण्ड अर्बन डेवलपमेंट कॉर्पोरेशन लिमिटेड  
 Housing and Urban Development Corporation Ltd.  
 भारत सरकार का उपक्रम / A Govt. of India Enterprise  
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