

**Vijay Shanthi Builders Limited**

20/43 Kasthuri Rangan Road, Near Russian Cultural Center,
Alwarpet, Chennai - 600018, Phone : 044 - 4000 4600 Fax : 4000 4666,
E.mail - sales@vijayshanthibuilders.com,
Website - www.vijayshanthibuilders.com
CIN: L45201TN1992PLC021960

14th December, 2017

To
The Secretary,
National Stock Exchange of India Limited
Exchange Plaza, Plot No. C/1, G Block,
Bandra-Kurla Complex, Bandra (E)
Mumbai - 400 051

The Secretary,
Bombay Stock Exchange Limited,
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai- 400 001

Dear Sir / Madam,

Sub: Disclosure of information as per the Regulation 30 of SEBI (LODR), Regulations 2015

Ref.: NSE Scrip Symbol - VIJSHAN
BSE Scrip Code - 523724

The Board of Directors in the Meeting held on 14th December 2017 has approved;

1. Unaudited Financial Results of the Company for the quarter and half yearly ended 30th September 2017.

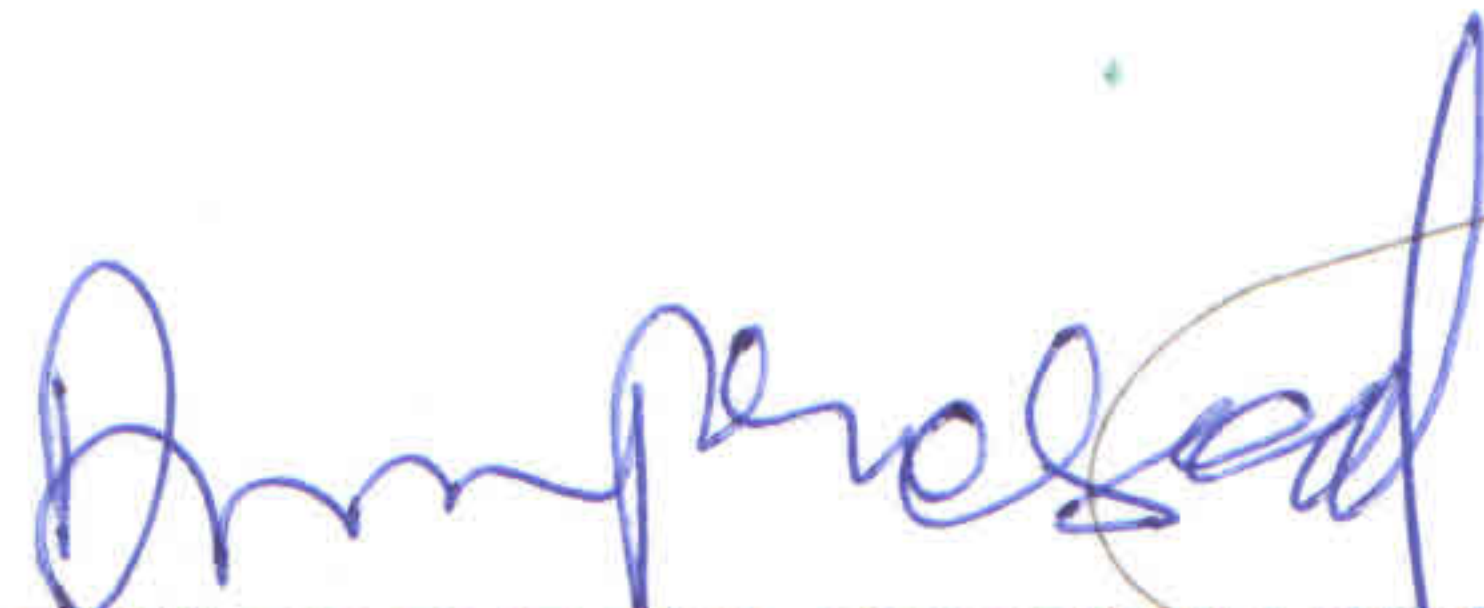
In this regard, we enclose the following:

- a) Unaudited Financial Results of the Company for the quarter and half yearly ended 30th September 2017.
- b) Limited Review Report from M/s. Sanjiv Shah & Associates., Chartered Accountants, Chennai, Statutory Auditors on the Unaudited financial results.

We kindly request you to take the same on record and acknowledge receipt.

Thanking You,
Yours Truly,

For VIJAY SHANTHI BUILDERS LIMITED


DEEVI VASUDEVA BHAVANI PRASAD
WHOLETIME DIRECTOR
DIN: 02001256



VIJAY SHANTHI BUILDERS LIMITED

Regd.Office: 20/43, Kasthuri Rangan Road,

Alwarpet, Chennai - 600018

Tel: 044 40004600

CIN: L45201TN1992PLC021960

STATEMENT OF STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30.09.2017

(Amt In lakhs)

Particulars	Quarterly ended on			Half Year ended on		Previous year ended
	30th Sep 2017	30th June 2017	30th Sep 2016	30th Sep 2017	30th Sep 2016	31st March 2017
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
(1)		(2)		(3)	(4)	(5)
Income From operations						
Income from operations	154.63	-	4,706.28	154.63	11,438.59	7,844.38
Other Income	8.91	7.45	5.57	16.36	9.54	28.12
Total Income from operations	163.54	7.45	4,711.85	170.99	11,448.13	7,872.50
Expenses						
Cost of Construction Materials consumed	454.31	958.53	668.93	1,412.84	1,470.91	2,962.65
Changes in inventories	-399.25	-1,139.41	2,099.55	-1,538.66	8,780.74	2,526.49
Employee benefits expense	53.58	56.93	53.09	110.51	123.77	233.17
Finance Cost	16.33	18.60	522.32	34.93	540.21	928.37
Depreciation and amortisation expense	9.00	7.00	9.50	16.00	19.00	32.78
Other expenses	27.66	57.97	64.95	85.63	144.31	325.74
Total Expenses	161.63	-40.37	3,418.34	121.26	11,078.94	7,009.21
Profit / (Loss) from operations before other income, finance costs and exceptional item	1.91	47.82	1,293.51	49.73	369.19	863.29



Exceptional Items	-	-			-	-
Profit / (Loss) from ordinary activities before tax	1.91	47.82	1,293.51	49.73	369.19	863.29
Tax Expenses						
Current Tax	0.59	19.13	121.83	19.72	121.83	385.56
Previous Tax						5.46
Deferred Tax	1.25	1.50		2.75	-	
Net Profit / (Loss) from ordinary activities after tax	0.07	27.19	1,171.68	27.26	247.36	472.27
Extraordinary items		-		-	-	-
Net Profit / (Loss) for the period (A)	0.07	27.19	1,171.68	27.26	247.36	472.27
Other comprehensive income (OCI)						
(a) Items not to be reclassified subsequently to profit or loss						
-Gain/ (loss) on fair value of equity instruments	0.75	31.79	2.42	32.54	20.16	-
- Income tax effect on above		-			-	-
(b) Items to be reclassified subsequently to profit or loss		-			-	-
Other comprehensive income for the year, net of tax (B)	0.75	31.79	2.42	32.54	20.16	-
Total comprehensive income for the year net of tax (A+B)	0.82	58.98	1,174.10	59.80	267.52	472.27



Earning per equity share of nominal value Rs. 10 each						
Basic	0.00	0.29	4.48	0.23	1.02	1.80
Diluted	0.00	0.29	4.48	0.23	1.02	1.80



VIJAY SHANTHI BUILDERS LIMITED

Balance sheet as at 30.09.2017

Particulars	As at 30th Sep 2017 (Unaudited)	As at 30th Mar 2017 (Audited)
Assets		
Non- Current Assets		
(a) Property Plant and Equipment	165.09	168.13
(b) Capital work in progress		
(c) Goodwill on consolidation		
(d) Other Intangible assets		
(e) Intangible assets under development		
(f) Financial Assets		
(i) Investments		
(a) Investment in associate and subsidiary		
(b) others	40.43	7.89
(ii) Other Financial assets		
(g) Deferred Tax assets (net)		
(h) Other non-current assets	880.09	1,017.60
Total Non- Current Assets	1,085.61	1,193.62
Current assets		
(a) inventories	18,476.64	18,038.24
(b) Financial assets		
(i) Other Investments		
(ii) Trade Receivables	845.69	838.57
(iii) Cash and Cash Equivalents	36.49	197.10
(iv) Other Financial assets		
(c) Other current assets	1,315.84	1,403.51
Total Current Assets	20,674.66	20,477.42



Total Assets	21,760.26	21,671.04
Equity and Liabilites		
Equity		
(a) Equity Share Capital	2,618.87	2,618.87
(b) Other Equity	10,103.67	10,043.87
Equity attributable to shareholders of the comapny	12,722.54	12,662.74
Non Controlling interest		-
Total Equity	12,722.54	12,662.74
Non Current Liability		
(a) Financial Liabilities		
(i) Borrowings	6,295.92	5,644.86
(ii) Provisions	89.08	102.90
(b) Deferred Tax Liability (net)	29.28	26.53
(c) Other Non Current Liability	232.24	241.54
Total Non Current Liability	6,646.52	6,015.83
Current Liability		
(a) Financial Liabilities		
(i) Borrowings	1,268.84	473.33
(ii) Trade payables	420.34	663.13
(iii) Other Financial assets		
(b) Provisions	332.41	332.41
(C) Other Current liabilites	369.62	1,523.60
Total Current Liability	2,391.20	2,992.47
Total Liabilites	9,037.73	9,008.30
Total Equity and Liabilites	21,760.27	21,671.04

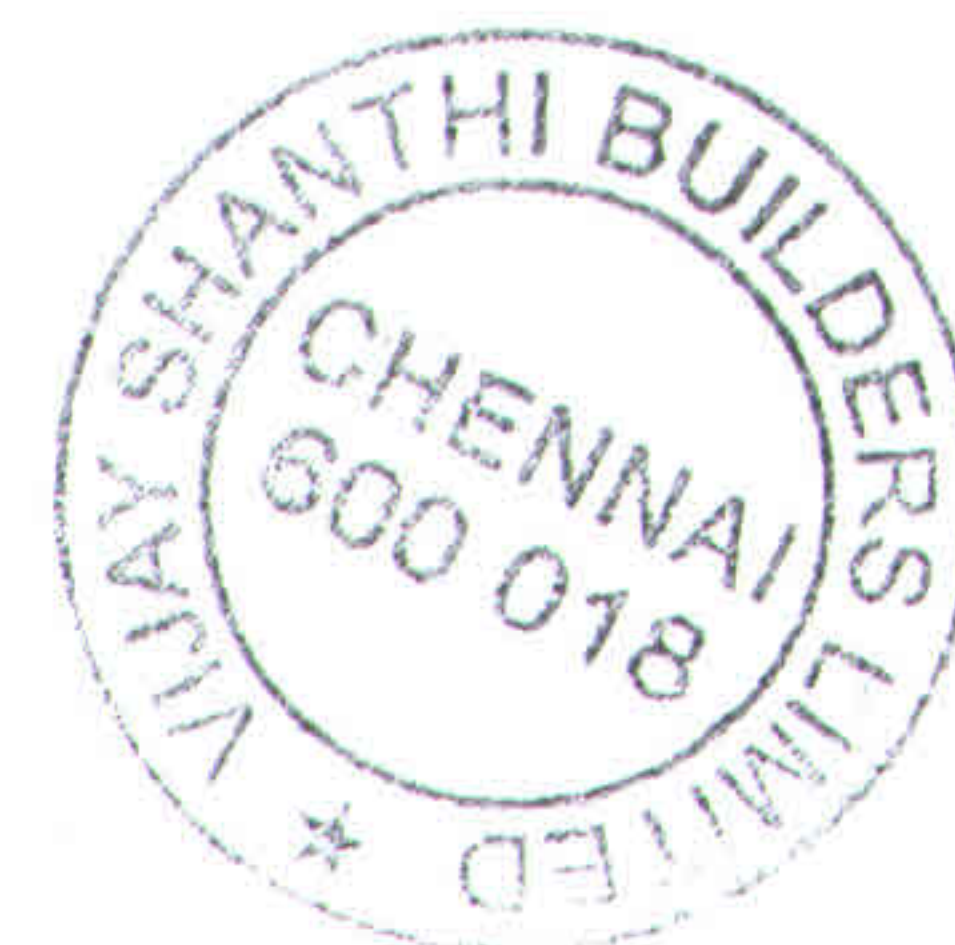


Notes:

1. In Other comprehensive income (OCI) the company has equity instrument in a listed company and the nature of financial asset "is not for trading". Hence as per Ind AS 109 all the investments in equity instruments must be measured at fair value which is determined as per average market price of the equity listed in stock exchange on respective dates.
2. As per SEBI Circular No. CIR/CFD/FAC/62/2016 dated July 05, 2016, the company is showing the statements for the current quarter and previous year comparatives according to Ind AS (Column 2 to 4); whereas Column 5 is as per the previous accounting standards.
3. The aforesaid financial results were placed before and reviewed by Audit Committee at its meeting held on 14th December, 2017 and approved by the Board of Directors at its meeting held on the same date.
4. The Company has adopted Indian Accounting Standards (Ind AS) from April 1, 2017 and these financial results have been prepared in accordance with the recognition and measurement principles prescribed under Section 133 of Companies Act, 2013 read with relevant rules thereunder.
5. Reconciliation of equity share capital of the Company as per IND AS is furnished Below:

Balance at the Beginning of 01st April 2016	Changes in Equity Share Capital during 2016- 17	Balance at the end of Reporting Period 31st March 2017	Changes in Equity Share Capital during 2017-18	Balance at the end of Reporting Period 30th Sep 2017
26,18,86,700	-	26,18,86,700	-	26,18,86,700

6. The Company's business activity falls within a Single Operating Segment namely developing and promoting of residential apartments. Hence, the segment wise reporting under the Indian Accounting Standards is not applicable.



7. Reconciliation of Net Profit reported under GAAP for the quarter Ended 30th Sep 2016 with IND AS is furnished Below:

Particulars	(Amt in Lakhs)
	Half yearly Ended 30th September 2016
Net profit/ (Loss) as reported under Indian GAAP	247.36
Add/ Less: Changes as per IND AS	0
Net Profit as per IND AS (A)	247.36
Other Comprehensive Income (Net Tax)	20.16
Other comprehensive income for the year, net of tax (B)	20.16
Total comprehensive income for the year, net of tax (A+B)	267.52

Date: 14.12.2017
Place: Chennai



For VIJAY SHANTHI BUILDERS LIMITED

Deevi Vasudeva Bhavani Prasad
DEEVI VASUDEVA BHAVANI PRASAD
WHOLETIME DIRECTOR
DIN: 02001256

Sanjiv Shah & Associates

Chartered Accountants

Adarsh Apartments II Floor, # 80 Vepery High Road Chennai - 600 007.
Telefax : 00-91-44-25610842 / 0892 Email : mail@ssaca.in



INDEPENDENT AUDITORS' REVIEW REPORT

Review Report to

The Board of Directors of Vijay Shanthi Builders Limited,
Chennai

1. We have reviewed the accompanying statement of unaudited financial results of Vijay Shanthi Builders Limited('the company') for the quarter ended 30 September 2017 and year to date results for the period April 1, 2017 to September 30, 2017 ('the statement'), being submitted by the company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Circular no CIR/CFD/FAC/62/2016 dated 5th July, 2016. 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 financial statements based on our review.

2. 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 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.

3. A review is limited primarily to enquiries 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.

4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with applicable Indian Accounting standards prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued there under and other recognized accounting practices and policies 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 read with SEBI Circular no CIR/CFD/FAC/62/2016 dated 5th July, 2016 including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Sanjiv Shah & Associates

Chartered Accountants

Firm Registration Number: 003572S

CA G Ramakrishnan

Partner

Membership Number: 209035

Place: Chennai

Date: December 14, 2017

