



**Vijay Shanthi Builders Limited**

Old Door No. 8, New Door No. 21, First Avenue,  
Indira Nagar, Adyar, Chennai - 600 020.

Phone: 044 4000 4600, Email: sales@vijayshanthibuilders.com

Web: www.vijayshanthibuilders.com

CIN: L45201TN1992PLC021960

14<sup>th</sup> November 2019

To,

The Secretary,  
BSE Limited,  
PhirozeJeejeebhoy Towers,  
Dalal Street,  
Mumbai- 400 001.

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

Dear Sir / Madam,

**Sub: Outcome of the Meeting of the Board of Directors held on 14<sup>th</sup> November 2019**

- Ref: 1. BSE scrip code: 523724  
2. NSE scrip symbol: VIJSHAN

The Board of Directors in the Meeting held on 14<sup>th</sup> November 2019 has adopted the Unaudited Financial Statements of the Company for the quarter ended 30<sup>th</sup> September 2019.

In this regard we enclose the following:

1. Standalone Unaudited Financial Results of the Company for the Quarter ended 30<sup>th</sup> September 2019
2. 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

Chandan Kumar  
Managing Director  
DIN:00262521

**VIJAY SHANTHI BUILDERS LIMITED**  
 Regd. Office: Old Door No.8, New Door No.21  
 First Avenue, Indira Nagar, Chennai - 600020  
 Tel: 044 40004600

**UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30TH SEPTEMBER 2019**

\*Rs in Lakhs

**PART - I**

| PARTICULARS                                                          | QUARTER ENDED |               | HALF YEAR ENDED |               | YEAR ENDED      |
|----------------------------------------------------------------------|---------------|---------------|-----------------|---------------|-----------------|
|                                                                      | 30.09.2019    | 30.09.2018    | 30.09.2019      | 30.09.2018    | 31.03.2019      |
|                                                                      | Un-Audited    | Un-Audited    | Un-Audited      | Un-Audited    | Audited         |
| Income                                                               |               |               |                 |               |                 |
| (a) Revenus from Operations                                          |               |               |                 |               |                 |
| Sales/Income from Operations                                         | -             | 284.69        | 115.63          | 454.25        | 2,655.36        |
| Other Income                                                         | 2.69          | 0.78          | 2.71            | 2.65          | 43.19           |
| <b>Total Income from operations (net)</b>                            | <b>2.69</b>   | <b>285.47</b> | <b>118.34</b>   | <b>456.90</b> | <b>2,698.55</b> |
| Expenses                                                             |               |               |                 |               |                 |
| (a) Cost of construction materials consumed                          | 230.62        | 354.76        | 478.33          | 773.48        | 1,636.13        |
| (b) Changes in inventories                                           | (230.59)      | (302.92)      | (393.53)        | (620.42)      | 1,710.07        |
| (c) Employees Benefits Expense                                       | 43.95         | 61.25         | 82.25           | 107.23        | 229.22          |
| (d) Finance cost                                                     | 0.70          | 0.52          | 2.62            | 2.74          | 17.11           |
| (e) Depreciation and Amortisation Expense                            | 3.31          | 9.18          | 7.75            | 13.18         | 22.12           |
| (f) Other expenses                                                   | 66.20         | 76.18         | 95.23           | 90.93         | 145.39          |
| <b>Total Expenses</b>                                                | <b>114.19</b> | <b>198.97</b> | <b>272.65</b>   | <b>367.14</b> | <b>3,760.04</b> |
| Profit / (Loss) from Operations before Other Exceptional Items (1-2) | (111.50)      | 86.50         | (154.31)        | 89.76         | (1,061.49)      |
| Exceptional Items                                                    |               | -             |                 | -             | -               |



| PARTICULARS                                                     | QUARTER ENDED |            | HALF YEAR ENDED |            | YEAR ENDED |
|-----------------------------------------------------------------|---------------|------------|-----------------|------------|------------|
|                                                                 | 30.09.2019    | 30.09.2018 | 30.09.2019      | 30.09.2018 | 31.03.2019 |
|                                                                 | Un-Audited    | Un-Audited | Un-Audited      | Un-Audited | Audited    |
| Profit/ (Loss) from Ordinary activities before Tax              | (111.50)      | 86.50      | (154.31)        | 89.76      | (1,061.49) |
| Tax expense                                                     |               |            |                 |            |            |
| Current Tax - Current year                                      |               | 26.77      |                 | 27.74      | -          |
| - Previous year                                                 |               | -          |                 | -          | -          |
| Deferred Tax                                                    |               | 1.75       |                 | 1.75       | 4.05       |
| Net Profit (+)/ Loss (-) from Ordinary Activities after tax     | (111.50)      | 57.98      | (154.31)        | 60.27      | (1,065.54) |
| Extraordinary Item                                              |               | -          |                 | -          | -          |
| Net Profit(+)/ Loss(-) for the period (A)                       | (111.50)      | 57.98      | (154.31)        | 60.27      | (1,065.54) |
| Other Comprehensive Income (OCI)                                |               |            |                 |            |            |
| (a) Items not to be reclassified subsequently to profit or loss |               |            |                 |            |            |
| Gain/(loss) on fair value of Equity Investments                 | (3.01)        | (12.49)    | (8.11)          | (13.73)    | (8.89)     |
| Income tax effect on above                                      |               |            |                 |            |            |
| (b) Items to be reclassified subsequently to profit or loss     |               | -          |                 | -          | -          |
| Other Comprehensive Income of the year, net of Tax (B)          | (3.01)        | (12.49)    | (8.11)          | (13.73)    | (8.89)     |
| Total Comprehensive Income for the year, net of Tax (A+B)       | (114.51)      | 45.49      | (162.42)        | 46.54      | (1,074.43) |
| Earnings Per Share of nominal value of Rs.10/- each             |               |            |                 |            |            |
| (a) Basic                                                       | (0.44)        | 0.17       | (0.62)          | 0.18       | (4.1)      |
| (b) Diluted                                                     | (0.44)        | 0.17       | (0.62)          | 0.18       | (4.1)      |



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**UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED  
 30TH SEPTEMBER 2019**

| Part II<br>Balance Sheet as at 30th September 2019 (Rs. in lakhs) |                                       |                                     |
|-------------------------------------------------------------------|---------------------------------------|-------------------------------------|
| Particulars                                                       | As at<br>30th Sep 2019<br>(Unaudited) | As at<br>31st Mar 2019<br>(Audited) |
| <b>Assets</b>                                                     |                                       |                                     |
| Non-current assets                                                |                                       |                                     |
| (a) Property Plant and Equipment                                  | 57.99                                 | 100.95                              |
| (b) Capital Work in Progress                                      | -                                     | -                                   |
| (c) Goodwill on Consolidation                                     | -                                     | -                                   |
| (d) Other Intangible Assets                                       | -                                     | -                                   |
| (e) Intangible assets under development                           | -                                     | -                                   |
| (f) Financial Assets                                              | -                                     | -                                   |
| (i) Investments                                                   | 23.68                                 | -                                   |
| (a) Investment in associate and subsidiary                        | -                                     | -                                   |
| (b) Others                                                        | -                                     | 23.68                               |
| (ii) Other financial assets                                       | -                                     | -                                   |
| (g) Deferred Tax assets (net)                                     | -                                     | -                                   |
| (h) Other non - current assets                                    | 798.60                                | 798.60                              |
| <b>Total - Non-Current Assets</b>                                 | <b>880.27</b>                         | <b>923.23</b>                       |
| <b>Current assets</b>                                             |                                       |                                     |
| (a) Inventories                                                   | 19,132.07                             | 18,738.54                           |
| (b) Financial Assets                                              | -                                     | -                                   |
| (i) Other Investments                                             | -                                     | -                                   |
| (ii) Trade Receivables                                            | 1,349.68                              | 1,374.92                            |
| (iii) Cash and Cash Equivalents                                   | 43.55                                 | 32.18                               |
| (iv) Other Financial Assets                                       | -                                     | -                                   |
| (c) Other Current Assets                                          | 1,475.69                              | 1,457.23                            |
| <b>Total - Current Assets</b>                                     | <b>22,000.99</b>                      | <b>21,602.87</b>                    |
| <b>TOTAL - ASSETS</b>                                             | <b>22,881.26</b>                      | <b>22,526.10</b>                    |
| <b>EQUITY AND LIABILITIES</b>                                     |                                       |                                     |
| <b>Equity</b>                                                     |                                       |                                     |
| (a) Equity Share capital                                          | 2,618.87                              | 2,618.87                            |
| (b) Other Equity                                                  | 8,864.31                              | 9,018.61                            |



|                                                    |                  |                  |
|----------------------------------------------------|------------------|------------------|
| Equity attributable to shareholders of the Company | 11,637.48        | 11,637.48        |
| Non Controlling Interest                           | -                | -                |
| <b>Total Equity</b>                                | <b>11,483.18</b> | <b>11,637.48</b> |
| <b>Non-current liabilities</b>                     |                  |                  |
| (a) Financial Liabilities                          |                  |                  |
| (i) Borrowings                                     | 4,243.06         | 4,155.52         |
| (ii) Provisions                                    | 30.30            | 30.30            |
| (b) Deferred Tax Liability (Net)                   | 36.45            | 36.45            |
| © Other Non Current Liability                      | 249.45           | 262.60           |
| <b>Total - Non-current liabilities</b>             | <b>4,559.26</b>  | <b>4,484.87</b>  |
| <b>Current liabilities</b>                         |                  |                  |
| (a) Financial Liabilities                          |                  |                  |
| (i) Borrowings                                     | 241.68           | 407.78           |
| (ii) Trade payables                                | 426.49           | 447.94           |
| (iii) Other financial assets                       | -                | -                |
| (b) Provisions                                     | 310.86           | 310.86           |
| © Other Current Liabilities                        | 5,859.79         | 5,237.17         |
| <b>Total - Current liabilities</b>                 | <b>6,838.82</b>  | <b>6,403.75</b>  |
| <b>TOTAL LIABILITIES</b>                           | <b>11,398.08</b> | <b>10,888.62</b> |
| <b>TOTAL - EQUITY AND LIABILITIES</b>              | <b>22,881.26</b> | <b>22,526.10</b> |



**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. The aforesaid financial results were placed before and reviewed by Audit Committee at its meeting held on 14th November 2019 and approved by the Board of Directors at its meeting held on the same date.
3. 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.
4. 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.

**For Vijay Shanthi Builders Limited**

*Chandan Kumar H.*



**Chandan Kumar**  
**Managing**  
**DIN:00262521**

**DATE: 14/11/2019**  
**PLACE : CHENNAI**



**INDEPENDENT AUDITORS' LIMITED REVIEW REPORT**

**To the Board of Directors of  
Vijay Shanthi Builders Limited**

1. We have reviewed the accompanying statement of unaudited Standalone Financial results of Vijay Shanthi Builders Limited for the quarter ended September 30, 2019 and the year to date results for the period April 01, 2019 to September 30, 2019 (the "statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, as amended by Circular No. CIR/CFD/CMD1/44/2019 dated March 29, 2019.

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 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 statement is free of material misstatement. A review is limited primarily to inquiries of company personnel and an analytical procedure applied to financial data and thus provides 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 statement of unaudited Standalone Financial Results prepared in accordance with recognition and measurement principles laid down in the applicable Indian Accounting Standards prescribed under section 133 of the Companies Act 2013, read with relevant rules issued thereunder 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, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Sanjiv Shah & Associates  
Chartered Accountants  
Firm Reg No: 003572S

CA Sanjiv Kumar Shah  
Partner

Membership No. 023023

UDIN: 19023023AAAAAC6545

Place: Chennai  
Date: 14 November, 2019

