

DLF Limited

DLF Gateway Tower, R Block,
DLF City Phase – III, Gurugram – 122 002,
Haryana (India)
Tel. : (+91-124) 4396000

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DLF
BUILDING INDIA

February 5, 2019

The General Manager Dept. of Corporate Services Bombay Stock Exchange Limited P.J. Tower, Dalal Street, Mumbai 400 001	The Vice-President National Stock Exchange of India Limited Exchange Plaza, Bandra Kurla Complex, Bandra (E), Mumbai-400051
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Dear Sir,

Sub: **Un-Audited Financial Results – Q3/2019**

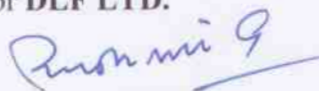
The Board of Directors in its meeting held on today has approved :-

- Un-audited Financial Results Consolidated as well as Standalone) for the **quarter ended 31st December, 2018**. A copy of the said results (**Consolidated & Standalone** along-with Limited Review Reports) are enclosed herewith, in compliance with Regulation 33 of the SEBI (LODR) Regulations, 2015.
- Condensed Consolidated Unaudited Financial Statements for the period ended December 31, 2018 along with Review Report for inclusion in the placement document/offer letter that may be issued in relation to Qualified Institutions Placement (QIP).

The meeting of the Board of Directors was commenced at 16:40 hrs. and concluded at 19:30 hrs.

Thanking you,

Yours faithfully,
for **DLF LTD.**


Subhash Setia
Company Secretary

Encl. As above

For any clarifications by Stock Exchanges:-

- Mr. Subhash Setia – 09873718989/setia-subhash@dlf.in
- Mr. Raju Paul – 09999333687 / paul-raj@dlf.in

DLF Limited

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STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2018

(₹ in crores)

SL. NO.	PARTICULARS	QUARTER ENDED			NINE MONTHS ENDED		YEAR ENDED
		31.12.2018 (Unaudited)	30.9.2018 (Unaudited)	31.12.2017 (Unaudited)	31.12.2018 (Unaudited)	31.12.2017 (Unaudited)	31.3.2018 (Audited)
1	Income						
	a) Revenue from operations	2,219.28	2,139.03	1,693.72	5,865.66	5,329.13	6,706.79
	b) Other income	186.61	165.87	161.49	502.80	488.67	956.92
	Total income	2,405.89	2,304.90	1,855.21	6,368.46	5,817.80	7,663.71
2	Expenses						
	a) Cost of land, plots, constructed properties, development rights and others	1,259.14	1,192.19	594.61	3,396.62	1,966.11	3,115.34
	b) Employee benefits expense	89.95	81.30	112.72	249.80	265.71	343.59
	c) Finance costs	532.85	496.38	856.52	1,526.77	2,433.78	2,950.71
	d) Depreciation and amortisation expense	56.19	55.31	177.96	167.90	471.25	533.53
	e) Other expenses	230.28	206.21	285.10	611.41	706.03	870.42
	Total expenses	2,168.41	2,031.39	2,026.91	5,952.50	5,842.88	7,813.59
3	Profit/(loss) before exceptional items, tax, share of profit/(loss) in associates and joint ventures (1-2)	237.48	273.51	(171.70)	415.96	(25.08)	(149.88)
4	Exceptional items (net)	-	-	8,569.34	-	8,569.34	8,765.34
5	Profit/(loss) before tax, share of profit/(loss) in associates and joint ventures (3+4)	237.48	273.51	8,397.64	415.96	8,544.26	8,615.46
6	Tax expense*	126.25	139.31	4,287.61	239.59	4,289.61	4,323.05
7	Profit/(loss) after tax and before share of profit/(loss) in associates and joint ventures (5-6)	111.23	134.20	4,110.03	176.37	4,254.65	4,292.41
8	Share of profit/(loss) in associates and joint ventures (net)	222.42	239.01	1.92	702.93	(21.11)	184.38
9	Profit for the period/year (7+8)	333.65	373.21	4,111.95	879.30	4,233.54	4,476.79
10	Other comprehensive income/(loss)						
	a) Items that will not be reclassified to profit and loss	0.92	(3.09)	2.36	(2.11)	2.89	(3.81)
	b) Income tax relating to items that will not be reclassified to profit and loss	(0.00)	(0.04)	2.22	(0.04)	1.87	3.25
	c) Items that will be reclassified to profit or loss	13.26	6.48	6.82	39.05	16.59	19.33
	d) Income tax relating to items that will be reclassified to profit or loss	(4.63)	(2.26)	(2.33)	(13.64)	(5.74)	(6.69)
	Other comprehensive income/(loss)	9.55	1.09	9.07	23.26	15.61	12.08
11	Total comprehensive income for the period/year (9+10)	343.20	374.30	4,121.02	902.56	4,249.15	4,488.87
12	Net profit/(loss) for the period/year attributable to:						
	Owners of the holding company	335.15	374.74	4,091.27	882.66	4,216.14	4,463.86
	Non-controlling interests	(1.50)	(1.53)	20.68	(3.36)	17.40	12.93
		333.65	373.21	4,111.95	879.30	4,233.54	4,476.79
13	Other comprehensive income/(loss) attributable to:						
	Owners of the holding company	9.55	1.09	9.07	23.26	15.61	12.08
	Non-controlling interests	-	-	-	-	-	-
		9.55	1.09	9.07	23.26	15.61	12.08
14	Total comprehensive income/(loss) attributable to:						
	Owners of the holding company	344.70	375.83	4,100.34	905.92	4,231.75	4,475.94
	Non-controlling interests	(1.50)	(1.53)	20.68	(3.36)	17.40	12.93
		343.20	374.30	4,121.02	902.56	4,249.15	4,488.87
15	Paid-up equity share capital (face value of ₹ 2 per share)	356.90	356.87	356.81	356.90	356.81	356.81
16	Other equity (including share warrants pending allotment)	-	-	-	-	-	34,953.63
17	Earnings per equity share (face value of ₹ 2 per share) (not annualised)						
	Basic (₹)	1.88	2.10	22.93	4.95	23.63	25.02
	Diluted (₹)	1.52	1.70	22.76	4.01	23.57	23.62

* Tax expense includes current tax, deferred tax and minimum alternate tax



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Notes to the Consolidated Financial Results

1. The above quarterly consolidated financial results have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on February 05, 2019 and have been subjected to 'Limited Review' by the Statutory Auditors of the Company.
2. These consolidated financial results have been prepared in accordance with the recognition and measurement principles of Indian Accounting Standards as notified under Section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standards) Rules, 2015 as amended. The said financial results represent the results of DLF Limited ("the Company"), its subsidiaries (together refer to as "the Group"), partnership firms, joint operations and its share in results of joint venture and associates which have been prepared in accordance with Ind AS-110 – 'Consolidated Financial Statement' and Ind AS – 28 – 'Investment in Associates and Joint Ventures'.
3. During the quarter, as per the Employee Stock Option Scheme 2006, the Company has allotted 1,48,413 equity shares of face value of ₹ 2/- each to the eligible employees of the Company on account of exercise of vested stock options.
4. In line with the provisions of Ind AS 108 – Operating Segments, the operations of the Group fall primarily under colonization and real estate business, which is considered by the management to be the only reportable segment.
5. Ind AS 115 Revenue from Contracts with Customers, mandatory for reporting periods beginning on or after April 1, 2018, replaces existing revenue recognition requirements. The application of Ind AS 115 has impacted the Group's accounting for recognition of revenue from real estate projects.

The Group has applied the modified retrospective approach to contracts that were not completed as of April 1, 2018 and has given impact of Ind AS 115 application by debit to retained earnings as at the said date by ₹ 5,383.94 crores (net of tax) pertaining to recognition of revenue based on satisfaction of performance obligation at a point in time. Accordingly, the figures for the comparative previous periods have not been restated and hence the current period figures are not comparable with previous period figures. Due to the application of Ind AS 115 for the quarter and nine months ended December 31, 2018, revenue from operations is higher by ₹ 1,348.63 crores and ₹ 2,532.78 crores respectively and net profit after tax for the quarter and nine months ended December 31, 2018 is higher by ₹ 286.30 crores and ₹ 794.41 crores respectively, than what it would have been if replaced standards were applicable. Similarly, the basic EPS for the quarter and nine months ended December 31, 2018 is higher by ₹ 1.60 per share and ₹ 4.45 per share respectively and diluted EPS for the quarter and nine months ended December 31, 2018 is higher by ₹ 1.30 per share and ₹ 3.61 per share respectively.



Notes to the Consolidated Financial Results

6. The Standalone financial results of the Company for the quarter ended December 31, 2018 are available on the Company's Website (www.dlf.in).

Key standalone financial information is given below:

Particulars	Quarter ended			Nine months ended		Year ended
	December 31, 2018 (Unaudited)	September 30, 2018 (Unaudited)	December 31, 2017 (Unaudited)	December 31, 2018 (Unaudited)	December 31, 2017 (Unaudited)	March 31, 2018 (Audited)
Income from operations	1,043.94	1,179.94	829.05	2,673.11	2,443.35	3,803.79
Profit/(loss) before tax	289.78	348.53	(113.06)	591.79	97.30	545.45
Net profit/(loss)	204.22	252.09	(58.77)	434.27	64.99	365.20
Other comprehensive income	8.60	4.29	5.30	25.45	11.63	10.04
Total comprehensive income	212.82	256.38	(53.47)	459.72	76.62	375.24

7. Key Pending Matters:

- a) (i) The Competition Commission of India (CCI) on a complaint filed by the Belaire / Park Place owners association had passed orders dated August 12, 2011 and August 29, 2011 wherein the CCI had imposed a penalty of ₹ 630 crores on DLF Limited ("DLF" or "the Company") or, restraining DLF from formulating and imposing allegedly unfair conditions with buyers in Gurgaon and further ordered to suitably modify the alleged unfair conditions on its buyers.

The said orders of CCI were challenged by DLF on several grounds by filing appeals before the Competition Appellate Tribunal (COMPAT). The COMPAT, pending hearing and till final orders had granted stay on demand of penalty of ₹ 630 Crores imposed by CCI.

COMPAT vide its order dated May 19, 2014 accepted the arguments of DLF that since the agreements were entered into prior to coming into force of section 4 of the Act, the clauses of the agreements entered in 2006-07 could not be looked into for establishing contravention of section 4 of the Competition Act, however COMPAT held that the Company is a dominant player in Gurgaon being the relevant market and has abused its dominant position in relation to certain actions which is violative of Section 4 of the Act and has accordingly upheld the penalty imposed by CCI.

The Company had filed an appeal in the Hon'ble Supreme Court of India against the order dated May 19, 2014 passed by the COMPAT. The Hon'ble Supreme Court of India vide order dated August 27, 2014 admitted the Appeal and directed the Company to deposit penalty of ₹ 630 crore in the Court.

In compliance of the order, the Company had deposited ₹ 630 crores with the Hon'ble Supreme Court of India.

The appeals are awaiting final hearing for arguments before Hon'ble Supreme Court of India.



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Notes to the Consolidated Financial Results

- (ii) An order has been passed by CCI on May 14, 2015, against one of the Subsidiary Company relating to New Town Heights Project where CCI has directed the Company to cease and desist in implementation of the terms and conditions of Apartment Buyer Agreement which is found to be unfair and abusive.

No penalty has been imposed by CCI in the above case. The Subsidiary Company has filed an appeal before COMPAT against the said Order dated May 14, 2015 and appeals were dismissed by COMPAT. The Subsidiary Company against the order passed by COMPAT has filed an appeal before the Hon'ble Supreme Court.

The appeals have been tagged with the main appeal (mentioned in Para-a(i) above) and to be listed in due course before Hon'ble Supreme Court of India.

- b) During the year ended March 31, 2011, the Company, one of its subsidiary and a joint venture company received judgments from the Hon'ble High Court of Punjab and Haryana cancelling the sale deeds of land/removal of construction relating to two IT SEZ/ IT Park Projects in Gurgaon admeasuring 49.05 acres. The Company and the subsidiary companies filed Special Leave Petitions (SLPs) challenging the orders in the Hon'ble Supreme Court of India.

The Hon'ble Supreme Court of India had admitted the matters and stayed the operation of the impugned judgments till further orders in both the cases.

Management believes that there is reasonable likelihood of succeeding before the Hon'ble Supreme Court of India in matters stated in point (a) and (b) above based on the advice of the independent legal counsels. Pending the final decisions on the above matter, no adjustment has been made in these consolidated financial results.

- c) (i) Securities and Exchange Board of India (SEBI) had issued a Show Cause Notice (SCN) dated June 25, 2013 under Sections 11(1), 11(4), 11A and 11B of the SEBI Act, 1992 ("the Act") read with clause 17.1 of the SEBI (Disclosure & Investor Protection) Guidelines, 2000 ("DIP Guidelines") and Regulation 111 of SEBI (Issue of Capital and Disclosure Requirements) Regulations, 2009 ("ICDR Regulations"), and levelled certain allegations in the same.

The Company filed its reply with SEBI, placed written submissions and participated in the hearings conducted by the Hon'ble Whole Time Member, in which it replied to each allegation levelled in the said Show Cause Notice (SCN).

The Hon'ble Whole Time member however rejected the reply filed by the Company and vide its order dated October 10, 2014 restrained the Company and six others from accessing the securities market and prohibiting them from buying, selling or otherwise dealing in securities, directly or indirectly, in any manner, whatsoever, for a period of three years.

The Company filed an appeal against the said order before Securities Appellate Tribunal (SAT) which vide majority order dated March 13, 2015 allowed all the appeals and the impugned order passed by SEBI has been quashed and set aside.

SEBI has filed a statutory appeal under section 15Z of SEBI Act before Hon'ble Supreme Court of India.

On April 24, 2015, the Hon'ble Supreme Court of India admitted the appeal ("Appeal") filed by SEBI and issued notice on interim application. No stay has been granted by Hon'ble Supreme Court of India in favour of SEBI.



Notes to the Consolidated Financial Results

SEBI had filed an application stating that sale of Compulsory Convertible Preference Shares ('CCPS') in DLF Cyber City Developers Limited, group company, by the promoters, to third party Institutional Investors should not be allowed during the pendency of the appeal and have sought stay from the Hon'ble Supreme Court of India on the proposed transactions. The Hon'ble Supreme Court did not pass any order and has kept the application to be heard along with the appeal.

- (ii) SEBI also issued a SCN dated August 28, 2013 under Sections 15HA and 15HB of the SEBI Act, 1992 and under Rule 4 of the SEBI (Procedure for Holding Inquiry and Imposing Penalties by adjudicating officer) Rules, 1995 ("Adjudication Rules"), hearing on which has been completed and the Company has filed its written synopsis/submissions.

By way of orders dated February 26, 2015, the adjudicating officer of SEBI imposed penalties upon Company, some of its directors, officer, its three subsidiaries and their directors under Section 15HA and under Section 15HB of the SEBI Act, 1992.

The Company, its directors, officer, its three subsidiaries and their directors have filed appeal before SAT impugning the order dated February 26, 2015 passed by an Adjudicating Officer of SEBI. The appeal was listed before SAT and on April 15, 2015, SEBI had undertaken not to enforce the orders dated February 26, 2015 during pendency of the appeal.

The appeals were listed for hearing before SAT on April 25, 2018. The SAT vide its order passed on April 25, 2018 held that in view of SAT's majority decision dated March 13, 2015, the Adjudication Officer's decision dated February 26, 2015 cannot be sustained.

Accordingly, the Hon'ble SAT disposed of the appeals, along with intervention application. According to the judgement, the said appeals shall stand automatically revived once Hon'ble Supreme Court disposes of the Civil Appeals filed by SEBI against the SAT's judgment dated March 13, 2015.

The above litigations as mentioned in point 7 (a), (b) and (c) are subject matter of 'Emphasis of Matter' in Statutory Auditor's Limited Review Report.

8. As already reported, in the earlier period(s), disallowance of SEZ profits u/s 80IAB of the Income Tax Act, 1961 were made by the Income Tax Authorities during the assessments of the Company and its certain subsidiaries raising demands amounting to ₹ 4,119.01 crores in respect of Assessment Years from 2008-09 to 2015-16.

The Company and its respective subsidiary companies had filed appeals before the appropriate appellate authorities against these demands for the said assessment years. In certain cases, partial/full relief has been granted by the Appellate Authorities (CIT Appeal and Income Tax Appellate Tribunal). The Company, its respective subsidiaries and Income Tax Department have further preferred appeals before the higher authorities in those cases.

Based on the advice from independent tax experts and development on the appeals, the management is confident that additional tax so demanded will not be sustained on completion of the appellate proceedings and accordingly, pending the decision by the appellate authorities, no provision has been made in these consolidated financial results.



Notes to the Consolidated Financial Results

9. Effective December 26, 2017, pursuant to "Share Purchase and Shareholders Agreement", DLF Cyber City Developers Limited (DCCDL) has been accounted for under 'Equity Method' as per the requirements of Ind AS 111, which was earlier consolidated on line by line basis as per Ind AS 110. Accordingly, 'Share of profit of joint ventures and associates' for the quarter/period ended December 31, 2018 is not comparable with quarter/period ended December 31, 2017. The results for the current quarter/period ended December 31, 2018 include 'Share of profit in joint ventures and associates' of ₹ 220.74 crores and ₹ 702.01 crores respectively relating to DCCDL. Further, as a result of this transaction, exceptional gain on deemed disposal of stake in DCCDL of Rs. 9,927.13 crores and corresponding deferred tax liability of Rs.4,060.00 crores was recognized in the corresponding quarter and period ended December 31, 2017.
10. The Hon'ble National Company Law Tribunal, Principal Bench, New Delhi (NCLT), vide its order dated January 4, 2019, has sanctioned the Scheme of Arrangement involving de-merger of SEZ undertaking of DLF Home Developers Limited (DHDL), a wholly owned subsidiary Company of the Company into DLF Info City Chennai Limited (DICCL), Wholly Owned Subsidiary of DHDL with effect from the Appointed Date of close of business hours of April 1, 2018.

DHDL and DICCL both has filed their respective Form INC-28 on January 31, 2019 along with the copy of Hon'ble NCLT Order as per the provisions of the Companies Act, 2013, with the Registrar of Companies, NCT of Delhi & Haryana.
11. During the quarter, Group CFO of the Company Mr. Saurabh Chawla has tendered his resignation and Mr. Ashok Kumar Tyagi, Whole-time Director, who was the Group CFO till December 2017, has resumed additional responsibility and functions of the Group CFO w.e.f February 1, 2019.
12. During the quarter, DLF Kokapet Private Limited (DKPL), one of the wholly owned subsidiary of the Company has issued share capital to 'My Homes, Hyderabad' equivalent to 75% stake. By virtue of this, DKPL ceased to be subsidiary of the Company w.e.f. December 24, 2018.
13. Subsequent to the quarter ended December 31, 2018, CRISIL has reaffirmed its ratings on the long term and short term bank facilities/ debt instruments of DLF Limited at 'CRISIL A+/Stable and CRISIL A1' respectively.
14. The figures for the corresponding previous period/year have been regrouped/reclassified, wherever necessary.

On behalf of the Board of Directors

Place: New Delhi
Date: February 05, 2019


Mohit Gujral
CEO & Whole-time Director


Rajeev Talwar
CEO & Whole-time Director



Limited Review Report**Review Report to
The Board of Directors
DLF Limited**

1. We have reviewed the accompanying statement of unaudited consolidated Ind AS financial results of DLF Group comprising DLF Limited (the 'Company'), its subsidiaries (together referred to as 'the Group'), its partnership firms, joint ventures, joint operations and associates, for the quarter ended December 31, 2018 and year to date from April 1, 2018 to December 31, 2018 (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 ('the Regulation'), read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016 ('the Circular').
2. The preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 read with Rule 3 of Companies (Indian Accounting Standards) Rules, 2015, as amended, read with the Circular is the responsibility of the Company's management and has been approved by the Board of Directors of the Company. Our responsibility is to issue express a conclusion on the Statement based on our review.
3. 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 analytical procedures 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.
4. Based on our review conducted as above and based on the consideration of the reports of other auditors on the unaudited separate quarterly financial results and on the other financial information of subsidiaries, partnership firms, associates, joint ventures, joint operations, nothing has come to our attention that causes us to believe that the accompanying Statement of unaudited consolidated Ind AS financial results prepared in accordance with recognition and measurement principles laid down in the applicable Indian Accounting Standards specified 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 the Regulation, read with the Circular, including the manner in which it is to be disclosed, or that it contains any material misstatement.



5. We draw attention to Note no. 7 of the Statement which describes the uncertainty relating to outcome of following lawsuits filed against the Company:

- a) In a complaint filed against the Company relating to imposing unfair conditions on buyers, the Competition Commission of India has imposed a penalty of Rs.630 crores on the Company which was upheld by Competition Appellate Tribunal. The Company has filed an appeal which is currently pending with Hon'ble Supreme Court of India and has deposited Rs.630 crores as per direction of the Hon'ble Supreme Court of India. Similar case has been filed against one of the subsidiary company with CCI which is pending with Supreme Court. No penalty has been levied in the said case.
- b) In a writ filed with Hon'ble High Court of Punjab and Haryana, the Company and one of its subsidiary and a joint venture Company have received judgments cancelling the sale deeds of land /removal of structure relating to two IT SEZ/ IT Park Projects in Gurgaon. The Company and the subsidiary companies filed Special Leave petitions (SLPs) challenging the orders which is currently pending with Hon'ble Supreme Court of India. The Hon'ble Supreme Court has admitted the matters and stayed the operation of the impugned judgments till further orders in both the cases.
- c) Securities and Exchange Board of India (SEBI) in a complaint filed against the Company, imposed certain restrictions on the Company. The Company had received a favorable order against the appeal in said case from Securities Appellate Tribunal (SAT). SEBI, subsequently, has filed a statutory appeal which is currently pending before Hon'ble Supreme Court. SEBI has also imposed penalties upon the Company, some of its directors, officers, its three subsidiaries and their directors which has been disposed of by SAT with a direction that these appeals will stand automatically revived upon disposal of civil appeal filed by SEBI against aforementioned SAT judgement.

Based on the advice of the external legal counsels, no adjustment has been considered in these financial results by the management in respect of above matters. Our report is not modified in respect of these matters.

6. We did not review the financial results and other financial information, in respect of 83 subsidiaries and one partnership firm, whose Ind AS financial results include total revenues of Rs 192.30 crores and Rs 678.12 crores for the quarter and the nine months ended December 31, 2018. These Ind AS financial results and other financial information have been reviewed by other auditors, whose financial results, other financial information and auditor's reports have been furnished to us by the management. The consolidated Ind AS financial results also include the Group's share of net profit of Rs. 2.04 crores and Rs 2.02 crores for the quarter and nine months ended December 31, 2018 as considered in the consolidated Ind AS financial results, in respect of 5 joint ventures, whose financial results, other financial information have been reviewed by other auditors and whose reports have been furnished to us by the management. Our conclusion, in so far as it relates to the affairs of such subsidiaries, partnership firms and joint ventures is based solely on the report of other auditors. Our conclusion is not modified in respect of this matter.
7. The accompanying consolidated Ind AS financial results include unaudited financial results and other unaudited financial information in respect of 1 partnership firm and 2 joint operations, whose financial results and other financial information include total revenues of Rs Nil for the quarter and nine months ended on that date. These unaudited Ind AS financial results and other unaudited financial information have been furnished to us by the management. The consolidated Ind AS financial results also include the Group's share of net profit of Rs. 0.04 crores and Rs. 0.13 crores for the quarter and for the nine months ended December 31, 2018, as considered in the consolidated Ind AS financial results, in respect of 1 associate whose financial results and other financial information have not been reviewed and have been furnished to us by the management. Our conclusion, in so far as it relates to the affairs of these partnership firms, joint operations and



S.R. BATLIBOI & Co. LLP

Chartered Accountants

associates, is based solely on such unaudited financial results and other unaudited financial information. In our opinion and according to the information and explanations given to us by the management, these financial results and other financial information are not material to the Group. Our conclusion is not modified/qualified in respect of this matter.

For S.R. BATLIBOI & CO. LLP

Chartered Accountants

ICAI Firm registration number: 301003E/E300005

per Manoj Kumar Gupta

Partner

Membership No.: 83906

Place: New Delhi

Date: February 5, 2019



Limited Review Report**Review Report to
The Board of Directors
DLF Limited**

1. We have reviewed the accompanying statement of unaudited standalone Ind AS financial results of DLF Limited (the 'Company') for the quarter ended December 31, 2018 and year to date from April 1, 2018 to December 31, 2018 (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 ('the Regulation'), read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016 ('the Circular').
2. The preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS) 34 "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 read with Rule 3 of Companies (Indian Accounting Standards) Rules, 2015, as amended, read with the Circular is the responsibility of the Company's management and has been approved by the Board of Directors of the Company. Our responsibility is to express a conclusion on the Statement based on our review.
3. 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 analytical procedures 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.
4. Based on our review conducted as above, and on consideration of reports of other auditors on the unaudited financial results and other financial information of the partnership firms, 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 applicable Indian Accounting Standards ('Ind AS') specified 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 the Regulation, read with the Circular, including the manner in which it is to be disclosed, or that it contains any material misstatement.
5. We draw attention to Note no. 7 of the Statement which describes the uncertainty relating to outcome of following lawsuits filed against the Company:
 - a) In a complaint filed against the Company relating to imposing unfair conditions on buyers, the Competition Commission of India has imposed a penalty of Rs.630 crores on the Company which was upheld by Competition Appellate Tribunal. The Company has filed an appeal which is currently pending with Hon'ble Supreme Court of India and has deposited Rs.630 crores as per direction of the Hon'ble Supreme Court of India.
 - b) In a writ filed with Hon'ble High Court of Punjab and Haryana, the Company, one of its subsidiary and a joint venture company have received judgments cancelling the sale deeds of land /removal of structure relating to two IT SEZ/ IT Park Projects in Gurgaon. The Company and the subsidiary companies filed Special Leave petitions (SLPs) challenging the orders which is currently pending with Hon'ble Supreme Court of India. The Court has



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Chartered Accountants

admitted the matters and stayed the operation of the impugned judgments till further orders in both the cases.

- c) Securities and Exchange Board of India (SEBI) in a complaint filed against the Company, imposed certain restrictions on the Company. The Company had received a favorable order against the appeal in said case from Securities Appellate Tribunal (SAT). SEBI, subsequently, has filed a statutory appeal which is currently pending before Hon'ble Supreme Court. SEBI has also imposed penalties upon the Company, some of its directors, officers, its three subsidiaries and their directors which has been disposed of by SAT with a direction that these appeals will stand automatically revived upon disposal of civil appeal filed by SEBI against aforementioned SAT judgement.

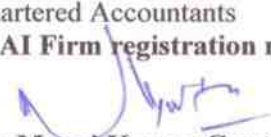
Based on the advice of the external legal counsels, no adjustment has been considered in these financial results by the management in respect of above matters. Our report is not modified in respect of these matters.

6. We did not review the financial information as regards Company's share in loss of one partnership firm (post tax) amounting to Rs. 0.70 crores and Rs.1.05 crores for the quarter and nine months ended December 31, 2018 respectively. The financial information has been reviewed by other auditors whose reports have been furnished to us, and the Company's share in profit of partnership firm investments has been included in the accompanying standalone Ind AS financial results solely based on the report of other auditors. Our conclusion is not modified in respect of this matter.
7. The accompanying standalone Ind AS financial results include unaudited financial results and other financial information as regards Company's share in loss of one partnership firm (post tax) amounting to Rs. 0.67 crores and Rs. 1.71 crores for the quarter and nine months ended December 31, 2018 respectively. These Ind AS financial results and other financial information have been furnished to us by the management. Our conclusion, in so far as it relates to the affairs of aforesaid partnership firm is based solely on such unaudited Ind AS financial results and other financial information. Basis our review and according to the information and explanations given to us by the management, these financial results and other financial information are not material to the Company. Our conclusion is not modified/qualified in respect of this matter.

For S.R. BATLIBOI & CO. LLP

Chartered Accountants

ICAI Firm registration number: 301003E/E300005


per Manoj Kumar Gupta

Partner

Membership No.: 83906

New Delhi

Date: February 5, 2019



STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2018

(₹ in crores)

SL NO.	PARTICULARS	QUARTER ENDED			NINE MONTHS ENDED			YEAR ENDED 31.03.2018 (Audited)
		31.12.2018 (Unaudited)	30.09.2018 (Unaudited)	31.12.2017 (Unaudited)	31.12.2018 (Unaudited)	31.12.2017 (Unaudited)	31.12.2017 (Unaudited)	
1	Income							
	a) Revenue from operations	924.34	1,071.54	502.94	2,352.15	1,988.59		3,055.90
	b) Other income	119.60	108.40	326.11	320.96	454.76		747.89
	Total income	1,043.94	1,179.94	829.05	2,673.11	2,443.35		3,803.79
2	Expenses							
	a) Cost of land, plots, development rights, constructed properties and others	422.42	499.80	277.58	1,097.43	861.02		1,487.43
	b) Employee benefits expense	48.82	44.18	50.89	135.65	99.67		143.88
	c) Finance costs	177.63	181.63	303.97	545.61	830.20		1,023.49
	d) Depreciation and amortisation expense	30.60	30.86	50.31	92.78	98.45		131.82
	e) Other expenses	74.69	74.94	138.70	209.85	336.05		351.06
	Total expenses	754.16	831.41	821.45	2,081.32	2,225.39		3,137.68
3	Profit before exceptional items and tax (1-2)	289.78	348.53	7.60	591.79	217.96		666.11
4	Exceptional items (net)	-	-	(120.66)	-	(120.66)		(120.66)
5	Profit/(loss) before tax	289.78	348.53	(113.06)	591.79	97.30		545.45
6	Tax expenses *	85.56	96.44	(54.29)	157.52	32.31		180.25
7	Net profit/(loss) for the period /year (5-6)	204.22	252.09	(58.77)	434.27	64.99		365.20
8	Other comprehensive income/(loss)							
	a) Items that will not be reclassified to profit and loss in subsequent period	-	0.11	1.27	0.11	1.20		(3.30)
	b) Income tax relating to items that will not be reclassified to profit and loss	-	(0.04)	(0.44)	(0.04)	(0.42)		0.70
	c) Items that will be reclassified to profit or loss in subsequent period	13.23	6.48	6.83	39.02	16.59		19.33
	d) Income tax relating to items that will be reclassified to profit or loss	(4.63)	(2.26)	(2.36)	(13.64)	(5.74)		(6.69)
	Other comprehensive income/(loss)	8.60	4.29	5.30	25.45	11.63		10.04
9	Total comprehensive income/(loss) for the period / year (7+8)	212.82	256.38	(53.47)	459.72	76.62		375.24
10	Paid-up equity share capital (face value of ₹ 2 per share)	356.90	356.87	356.81	356.90	356.81		356.81
11	Other equity (Including warrants)							23,077.97
12	Earnings per equity share (face value of ₹ 2 per share) (not annualised)							
	Basic (₹)	1.14	1.41	(0.33)	2.43	0.36		2.05
	Diluted (₹)	0.93	1.15	(0.33)	1.98	0.36		1.93

* Tax includes current tax, deferred tax and minimum alternate tax.





Notes to the Standalone Financial Results

1. The above quarterly standalone financial results have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on February 05, 2019 and have been subjected to 'Limited Review' by the Statutory Auditors of the Company.
2. These standalone financial results have been prepared in accordance with the recognition and measurement principles of Indian Accounting Standards as notified under Section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standards) Rules, 2015 as amended.
3. During the quarter, as per the Employee Stock Option Scheme 2006, the Company has allotted 1,48,413 equity shares of face value of ₹ 2/- each to the eligible employees of the Company on account of exercise of vested stock options.
4. In line with the provisions of Ind AS 108 – Operating Segments, the operations of the Company fall primarily under colonization & real estate business, which is considered by the management to be the only reportable segment.
5. During the previous year, the Company has received ₹ 9,000 crore by way of allotment of share warrants and compulsorily convertible debentures on preferential basis against which ₹ 9,000 crores (₹ 8,562 crore upto September 30, 2018) has been utilized towards repayment of loans and investment in subsidiary companies.
6. Ind AS 115 Revenue from Contracts with Customers, mandatory for reporting periods beginning on or after April 1, 2018, replaces existing revenue recognition requirements. The application of Ind AS 115 has impacted the Company's accounting for recognition of revenue from real estate projects.

The Company has applied the modified retrospective approach to contracts that were not completed as of April 1, 2018 and has given impact of Ind AS 115 application by debit to retained earnings as at the said date by ₹ 3,964.00 crores (net of tax) pertaining to recognition of revenue based on satisfaction of performance obligation at a point in time. Accordingly, the figures for the comparative previous periods have not been restated and hence the current period figures are not comparable with previous period figures. Due to the application of Ind AS 115 for the quarter and nine months ended December 31, 2018, revenue from operations is higher by ₹ 720.44 crores and ₹ 1,124.46 crores respectively and net profit after tax for the quarter and nine months ended December 31, 2018 is higher by ₹ 274.85 crores and ₹ 579.70 crores respectively, than what it would have been if replaced standards were applicable. Similarly, the basic EPS for the quarter and nine months ended December 31, 2018 is higher by ₹ 1.54 per share and ₹ 3.25 per share respectively and diluted EPS for the quarter and nine months ended December 31, 2018 is higher by ₹ 1.25 per share and ₹ 2.64 per share respectively.



Notes to the Standalone Financial Results

7. Key Pending matters:

- a) The Competition Commission of India (CCI) on a complaint filed by the Belaire / Park Place owners association had passed orders dated August 12, 2011 and August 29, 2011 wherein the CCI had imposed a penalty of ₹ 630 crores on DLF Limited ("DLF" or "the Company") or, restraining DLF from formulating and imposing allegedly unfair conditions with buyers in Gurgaon and further ordered to suitably modify the alleged unfair conditions on its buyers.

The said orders of CCI were challenged by DLF on several grounds by filing appeals before the Competition Appellate Tribunal (COMPAT). The COMPAT, pending hearing and till final orders had granted stay on demand of penalty of ₹ 630 Crores imposed by CCI.

COMPAT vide its order dated May 19, 2014 accepted the arguments of DLF that since the agreements were entered into prior to coming into force of section 4 of the Act, the clauses of the agreements entered in 2006-07 could not be looked into for establishing contravention of section 4 of the Act, however COMPAT held that the Company is a dominant player in Gurgaon being the relevant market and has abused its dominant position in relation to certain actions which is violative of Section 4 of the Competition Act and has accordingly upheld the penalty imposed by CCI.

The Company had filed an appeal in the Hon'ble Supreme Court of India against the order dated May 19, 2014 passed by the COMPAT. The Hon'ble Supreme Court of India vide order dated August 27, 2014 admitted the Appeal and directed the Company to deposit penalty of ₹ 630 crores in the Court.

In compliance of the order, the Company had deposited ₹ 630 crores with the Hon'ble Supreme Court of India.

The appeals are awaiting final hearing for arguments before Hon'ble Supreme Court of India.

- b) During the year ended March 31, 2011, the Company and two of its group companies received judgments from the Hon'ble High Court of Punjab and Haryana cancelling the sale deeds of land/removal of construction relating to two IT SEZ/ IT Park Projects in Gurgaon admeasuring 49.05 acres. The Company filed Special Leave petitions (SLPs) challenging the orders in the Hon'ble Supreme Court of India.

The Hon'ble Supreme Court of India had admitted the matter and stayed the operation of the impugned judgments till further orders.

Management believes there is reasonable likelihood of succeeding before the Hon'ble Supreme Court of India in matters stated in point (a) & (b) above based on the advice of the independent legal counsels. Pending the final decisions on the above matter, no adjustment has been made in these standalone financial results.



A handwritten signature in blue ink, appearing to be "S.R. Batliboi".

A handwritten signature in blue ink, appearing to be "A.".

A handwritten signature in blue ink, appearing to be "R. Khanna".

Notes to the Standalone Financial Results

- c) i) Securities and Exchange Board of India (SEBI) had issued a Show Cause Notice (SCN) dated June 25, 2013 under Sections 11(1), 11(4), 11A and 11B of the SEBI Act, 1992 ("the Act") read with clause 17.1 of the SEBI (Disclosure & Investor Protection) Guidelines, 2000 ("DIP Guidelines") and Regulation 111 of SEBI (Issue of Capital and Disclosure Requirements) Regulations, 2009 ("ICDR Regulations"), and levelled certain allegations in the same.

The Company filed its reply with SEBI, placed written submissions and participated in the hearings conducted by the Hon'ble Whole Time Member, in which it replied to each allegation levelled in the said Show Cause Notice (SCN).

The Hon'ble Whole Time member however rejected the reply filed by the Company and vide its order dated October 10, 2014 restrained the Company and six others from accessing the securities market and prohibiting them from buying, selling or otherwise dealing in securities, directly or indirectly, in any manner, whatsoever, for a period of three years.

The Company has filed an appeal against the said order before Securities Appellate Tribunal (SAT) vide majority order dated March 13, 2015 allowed all the appeals and the impugned order passed by SEBI has been quashed and set aside.

SEBI has filed a statutory appeal under section 15Z of SEBI Act before Hon'ble Supreme Court of India.

On April 24, 2015, the Hon'ble Supreme Court of India admitted the appeal ("Appeal") filed by SEBI and issued notice on interim application. No stay has been granted by Hon'ble Supreme Court of India in favour of SEBI.

SEBI had filed an application stating that sale of Compulsory Convertible Preference Shares ("CCPS") in DLF Cyber City Developers Limited, a group company, by the promoters, to third party Institutional Investors should not be allowed during the pendency of the appeal and have sought stay from the Hon'ble Supreme Court of India on the proposed transactions. The Hon'ble Supreme Court of India did not pass any order and has kept the application to be heard along with the appeal.

- ii) SEBI also issued a SCN dated August 28, 2013 under Sections 15HA and 15HB of the SEBI Act, 1992 and under Rule 4 of the SEBI (Procedure for Holding Inquiry and Imposing Penalties by Adjudicating Officer) Rules, 1995 ("Adjudication Rules"), hearing on which has been completed and the Company has filed its written synopsis/submissions.

By way of order dated February 26, 2015, the adjudicating officer of SEBI imposed penalties upon Company, some of its directors and officer under Section 15HA and under Section 15HB of the SEBI Act, 1992.

The Company, its directors and officer have filed appeal before SAT impugning the order dated February 26, 2015 passed by an Adjudicating Officer of SEBI. The appeal was listed before SAT and in its order dated April 15, 2015, SEBI had undertaken not to enforce the order dated February 26, 2015 during pendency of the appeal.

The appeals were listed for hearing before SAT on April 25, 2018. The SAT vide its order passed on April 25, 2018, held that in view of SAT's majority decision dated March 13, 2015, the Adjudication Officer's decision dated February 26, 2015 cannot be sustained.



Notes to the Standalone Financial Results

Accordingly, the Hon'ble SAT disposed of the appeals, along with intervention application. According to the judgement, the said appeals shall stand automatically revived once Hon'ble Supreme Court disposes of the Civil Appeals filed by SEBI against the SAT's judgment dated March 13, 2015.

The above litigations as mentioned in point 7 (a), (b) and (c) are subject matter of 'Emphasis of Matter' in Statutory Auditor's Limited Review Report.

8. As already reported, in the earlier period(s), disallowance of SEZ profits u/s 80IAB of the Income Tax Act, 1961 were made by the Income Tax Authorities in the tax assessments of the Company raising demands amounting to ₹ 1,068.40 crores in respect of Assessment Years from 2008-09 to 2015-16.

The Company had filed appeals before the appropriate appellate authorities against these demands for the said assessment years. In certain cases partial/full relief has been granted by the Appellate Authorities. The Company and Income Tax Department have further preferred appeals before the higher authorities in those cases.

Based on the advice from independent tax experts and the development on the appeals, the management is confident that additional tax so demanded will not be sustained on completion of the appellate proceedings and accordingly, pending the decision by the appellate authorities, no provision has been made in these standalone financial results.

9. During the quarter, Group CFO of the Company Mr. Saurabh Chawla has tendered his resignation and Mr. Ashok Kumar Tyagi, Whole-time Director, who was the Group CFO till December 2017, has resumed additional responsibility and functions of the Group CFO w.e.f February 1, 2019.
10. Subsequent to the quarter ended December 31, 2018, CRISIL has reaffirmed its ratings on the long term and short term bank facilities/ debt instruments of DLF Limited at 'CRISIL A+/Stable and CRISIL A1' respectively.
11. The figures for the corresponding previous period have been regrouped/reclassified, wherever considered necessary.

On behalf of the Board of Directors

Place: New Delhi
Date: February 05, 2019


Mohit Gujral
CEO & Whole-time Director


Rajeev Talwar
CEO & Whole-time Director



