



CONTINUING STABILITY

ARIHANT
SUPERSTRUCTURES LTD.
CONTINUING STABILITY

Date: 26.10.2024

Corporate Relations Department BSE Limited Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai - 400 001	Listing Compliance Department National Stock Exchange of India Limited Exchange Plaza, Plot No. C/1, G Block, Bandra-Kurla Complex, Bandra (East), Mumbai - 400 051
Scrip Code: 506194 Class of Security: Equity	Symbol: ARIHANTSUP Series: EQ

Sub.: Un-audited Financial Statements for the Quarter ended 30th September, 2024

Dear Sir/Madam,

With reference to the above captioned subject, please find enclosed Un-audited Financial Statements (Standalone and Consolidated) along-with Limited Review Report thereon for the Quarter ended 30th September, 2024, as required under Regulation 30 and 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The Board of Directors at their Meeting held on 26th October, 2024, have approved the same.

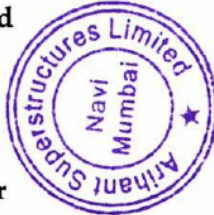
The Board Meeting concluded at 4:45 P.M.

Kindly take the above on your records and inform the Stakeholders accordingly.
Thanking you,

Yours faithfully,

For & on behalf of the Board of Directors
Arihant Superstructures Limited


Ashokkumar B Chhajjer
Chairman & Managing Director
DIN: 01965094



Encl: As Above

L51900MH1983PLC029643

Arihant Aura, B-Wing, 25th Floor, Plot No 13/1,
TTC Industrial Area, Thane Belapur Road,
Turbhe, Navi Mumbai, Maharashtra - 400705

Tel.: 022 6249 3333
022 6249 3344

Website : www.asl.net.in
Email : info@asl.net.in

Independent Auditor's Review Report on the Quarterly & half yearly Unaudited Consolidated Financial Results of Arihant Superstructures Limited Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To,
**The Board of Directors,
Arihant Superstructures Limited.**

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of **Arihant Superstructures Limited** ("the Holding") and its subsidiaries (the Holding and its subsidiaries together referred to as 'the Group'), for the quarter and half year ended on September 30, 2024, (the "Statement") attached herewith, being submitted by the Holding pursuant to the requirements of regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended (the "Listing Regulations").
2. The Holding Company's management is responsible for 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 Companies act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with regulation 33 of Listing Regulations. The statement has been approved by the Holding Company's Board of Directors. 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 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 of Interim Financial Information consists of making inquiries, primarily of persons responsible for financial and accounting matter, 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 No. CIR/CFD/CMD1/44/2019 dated March 29, 2019 issued by the Securities and Exchange Board of India under Regulation 33(8) of the Listing Regulations, to the extent applicable.

4. The Statement includes the results of the following Subsidiaries:
 - Arihant Abode Limited;
 - Arihant Vatika Realty Private Limited;
 - Arihant Aashiyana Private Limited;
 - Arihant Gruhnirman Private Limited;
 - Dwellcons Private Limited



5. Based on our review conducted and procedures performed as above, 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 specified under section 133 of The Companies Act, 2013 as amended, read with other relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
6. The accompanying statement includes unaudited Financial Statements of Dwellcons Private Limited which have been reviewed by other auditors and have been approved and furnished to us by the management and our conclusion on the statement, in so far based on unaudited financials and other financial information.

For Ummed Jain & Co.
Chartered Accountants
Firm Registration No.: 119250W

Ummed Jain

U.M. Jain
Partner
Membership No.: 070863
UDIN: 24070863BK EHLW 7914
Place : Mumbai
Date : 26/10/2024

ARIHANT SUPERSTRUCTURES LIMITED

CIN: L51900MH1983PLC029643

Regd Office: Arihant Aura, B-Wing, 25th Floor, Plot No. 13/1, TTC Industrial Area,
Thane Belapur Road, Turbhe, Navi Mumbai - 400 705

Tel: 022 - 62493333 Fax: 022 - 62493334 E-Mail: info@asl.net.in

Unaudited Consolidated Statement of Assets and Liabilities as at September 30, 2024

(₹ In Lakhs)

Particulars	As at Sept 30, 2024	As at Mar 31, 2024
	Unaudited	Audited
A ASSETS		
NON CURRENT ASSETS		
(a) Property, Plant & Equipment	3,732.07	936.96
(b) Intangible Assets	2.49	3.16
(c) Investment in Property	1,584.65	1,164.65
(d) Financial Assets		
(i) Investments in Equity	0.16	0.16
(ii) Loan	5.28	-
(ii) Other Financial Assets	5,246.40	4,389.84
(e) Deferred Tax Asset (net)	30.35	22.38
SUB-TOTAL	10,601.40	6,517.15
CURRENT ASSETS		
(a) Inventories	60,881.36	55,513.53
(b) Financial Assets		
(i) Investment	2.66	2.66
(ii) Trade Receivable	10,372.90	10,386.29
(iii) Cash & Cash Equivalents	1,272.27	1,504.69
(iv) Loans	9.37	7.04
(v) Other Financial Assets	2,230.48	869.44
(c) Land	43,846.22	39,670.78
(d) Current Tax Assets (Net)	1,066.73	341.56
(e) Other Current Assets	7,542.99	4,848.30
SUB-TOTAL	127,224.98	113,144.29
TOTAL ASSETS	137,826.38	119,661.44
B EQUITY AND LIABILITIES		
EQUITY		
(a) Equity Share Capital	4,116.00	5,056.87
(b) Other Equity	24,055.34	21,636.63
(c) Non- Controlling Interest	5,963.46	5,644.42
SUB-TOTAL	34,134.80	32,337.92
LIABILITIES		
NON-CURRENT LIABILITIES		
(a) Financial Liabilities		
Borrowings	52,561.74	41,607.98
(b) Provisions	137.81	137.81
SUB-TOTAL	52,699.55	41,745.79
CURRENT LIABILITIES		
(a) Financial Liabilities		
(i) Borrowings	3,044.96	6,131.47
(ii) Trade Payables		
Due to Micro and Small Enterprises	57.95	57.95
Due to Others	5,003.93	6,329.07
(iii) Other Financial Liabilities	3,991.49	869.66
(b) Other Current Liabilities		
(i) Advance from Customers	37,586.10	30,352.35
(ii) Other Current Liabilities	1,295.73	1,396.74
(c) Provisions	11.87	440.49
SUB-TOTAL	50,992.03	45,577.73
TOTAL EQUITY & LIABILITIES	137,826.38	119,661.44

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Unaudited Consolidated Financial Results for the Quarter and Half Year Ended September 30, 2024

Particulars	For the Quarter ended			For the Half Years ended		(₹ In Lakhs)
	30-Sept-2024	30-June-2024	30-Sept-2023	30-Sept-2024	30-Sept-2023	For the Year ended
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	31-Mar-2024 Audited
1 Income from Operations						
(a) Revenue from Operations	11,180.24	8,368.87	10,890.85	19,549.10	22,987.33	51,005.18
(b) Other Income	119.63	50.12	13.85	169.74	21.04	123.43
Total Revenue	11,299.87	8,418.99	10,904.70	19,718.84	23,008.37	51,128.61
2 Expenses						
(a) Cost of construction, land and development expenses	9,276.58	6,385.17	7,134.39	15,661.75	15,255.86	37,964.86
(b) Changes in inventories of finished goods, work-in-progress and stock-in-trade	(3,205.45)	(1,464.33)	(1,192.31)	(4,669.78)	(1,819.76)	(7,132.24)
(c) Employee benefit expenses	786.38	693.62	603.69	1,480.00	1,193.69	2,599.10
(d) Finance costs	939.75	792.62	573.97	1,732.37	1,151.85	2,598.46
(e) Depreciation expense	56.92	55.31	54.60	112.22	108.71	218.77
(f) Other expenses	1,432.75	1,696.58	1,701.95	3,129.35	2,977.57	6,259.39
Total expenses	9,286.93	8,158.97	8,876.29	17,445.91	18,867.92	42,508.34
3 Profit / (loss) before exceptional items and tax (1 - 2)	2,012.94	260.02	2,028.41	2,272.93	4,140.45	8,620.27
4 Exceptional Items (net)	-	-	-	-	-	-
5 Profit / (loss) before tax (3 + 4)	2,012.94	260.02	2,028.41	2,272.93	4,140.45	8,620.27
6 Tax expense:						
(a) Current tax expense	444.47	56.90	436.56	501.37	890.59	1,980.18
(b) Mat Credit Entitlement	(14.70)	(1.46)	(164.17)	(16.16)	(228.62)	(284.35)
(c) Deferred tax	(14.29)	5.14	(3.08)	(9.16)	(7.02)	1.98
7 Profit / (loss) after tax (5 - 6)	1,597.46	199.44	1,759.10	1,796.88	3,485.50	6,922.46
8 Other Comprehensive Income						
(a) Items that will not be classified to profit & loss						
Remeasurement gain loss on defined benefit plans	-	-	-	-	-	(46.82)
Income Tax on Items that will not be reclassified to Profit or Loss	-	-	-	-	-	11.38
Other comprehensive income	-	-	-	-	-	(35.44)
9 Non- Controlling Interest	465.11	78.74	327.56	543.85	714.86	2,059.27
10 Total Comprehensive income for the period (7 + 8 - 9)	1,132.35	120.70	1,431.54	1,253.03	2,770.64	4,827.75
11 Earnings per share (of Rs.10/- each):						
(a) Basic	2.75	0.29	3.48	3.04	6.73	10.91
(b) Diluted*	2.62	0.28	3.31	2.90	6.41	10.38
(not annualised for the quarter)						

*Company has issued 20,90,000 share warrants on 20.12.2023 which will be converted into 20,90,000 equity shares.

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ARIHANT SUPERSTRUCTURES LIMITED

CIN: L51900MH1983PLC029643

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Unaudited Consolidated Cash Flow Statement for the half year ended September 30, 2024

Particulars		(₹ In Lakhs)	
		Half Year ended Sept 30, 2024	Half Year ended Sept 30, 2023
		Audited	Audited
A.	CASH FLOW FROM OPERATING ACTIVITIES		
	Net Profit before Tax and before Extra ordinary Items :	2,272.93	4,140.45
	Adjustment for Non Cash Items		
	Depreciation & Amortisation	112.22	108.71
	Add :- Non Operating Expenses		
	Interest paid	1,732.37	1,267.24
	Loss on Sale of Fixed Assets	0.75	
	Sundry Balances written off	-	32.18
	Prior Period Item	-	
	Profit from partnership Firm	-	0.03
	Remeasurement gain/ (loss) on defined benefit plans	-	
	Less :- Non Operating Income		
	Interest Received	(127.78)	(10.73)
		3,990.49	5,537.88
	Changes in Working Capital		
	(Increase)/ Decrease in Inventories	(5,367.83)	(1,610.02)
	(Increase)/ Decrease in Financial Assets	(1,117.56)	(3,954.16)
	(Increase)/ Decrease in Non- Financial Assets	(7,822.13)	(2,869.74)
	Increase/ (Decrease) in Financial Liability	1,796.69	(2,654.01)
	Increase/ (Decrease) in Non- Financial Liability	7,132.74	(866.10)
	Increase/ (Decrease) in Provisions	(428.62)	-
	Cash flow from Operating Activities before Tax and Extraordinary Items	(1,816.22)	(6,416.15)
	Income Tax paid	(1,226.54)	(1,147.80)
	Cash flow from Operating Activities before Extraordinary Items	(3,042.76)	(7,563.95)
	Adjustment for Extraordinary Items	-	-
	Cash Generated from Operating Activities	(3,042.76)	(7,563.95)
B.	CASH FLOW FROM INVESTING ACTIVITIES		
	Sale /(Purchase of Fixed Assets (Net)	(2,907.41)	(93.91)
	(Purchase)/Sale of Investments	(420.00)	0.02
	Profit from partnership Firm	-	(0.03)
	Interest Received	127.78	10.73
	Cash Generated from Investment Activities	(3,199.63)	(83.19)
C.	CASH FLOW FROM FINANCING ACTIVITIES		
	Issue of share warrants	-	
	Increase/(Decrease) Borrowings	7,867.25	9,544.62
	Interest paid	(1,732.37)	(1,267.24)
	Dividend and Dividend Distribution Tax Paid	(124.91)	(52.05)
	Cash Generated from Financing Activities	6,009.97	8,225.33
	Net Increase in Cash & Cash Equivalents	(232.42)	578.19
	Opening Balance of Cash & Cash Equivalents	1,504.69	796.11
	Closing Balance of Cash & Cash Equivalents	1,272.27	1,374.30
	Cash & Cash Equivalent Compise of		
	(i) Cash in Hand	34.28	29.33
	(ii) Balance with Bank	888.29	941.62
	(iii) Fixed Deposit	349.70	403.35
	Closing Balance of Cash & Cash Equivalents	1,272.27	1,374.30

Notes :

1 The Unaudited Consolidated Financial Results for the quarter and half year ended September 30, 2024 which are published in accordance with Regulation 33 of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meeting held on October 26, 2024. The statutory auditors of the Company have carried out the limited review of above financial results of the Group and expressed an unmodified conclusion.

2 The Standalone Financial Results for the quarter and half year ended September 30, 2024 are summarized below and detailed have been submitted to the BSE Limited (www.bseindia.com) and National Stock Exchange of India Limited (www.nseindia.com), where the equity shares of the Company are listed.

Particulars	Quarter Ended			Half Year Ended		Year Ended
	30-Sep-24	30-Jun-24	30-Sep-23	30-Sep-24	30-Sep-23	31-Mar-24
Total Income*	2,474.75	2,085.67	3,418.34	4,560.43	7,266.90	11,861.16
Profit Before Tax	500.72	9.11	939.64	509.07	1,795.26	2,441.54
Profit After Tax for the period / Year	434.89	4.69	940.56	438.82	1,699.01	2,292.37
*Includes Revenue from operations and Other Income.						

3 The above stated figures are in accordance with the principles and procedures of Indian Accounting Standards ("Ind AS") as notified under the Companies (Indian Accounting Standards) Rules, 2015 as specified in section 133 of the Companies Act, 2013, wherein Standalone Net Worth as at 30.09.2024 and Profit After Tax (PAT) for the quarter ended 30.09.2024 of Holding and Subsidiaries are as follows -

Particulars	₹ in lakhs)	
	Net Worth	Profit After Tax (PAT)
Arihant Superstructures Ltd.	21,132.22	434.89
Arihant Vatika Realty Pvt. Ltd.	9,849.10	525.49
Arihant Abode Ltd.	2,862.77	529.34
Arihant Gruhnirman Pvt. Ltd.	(20.17)	(0.21)
Arihant Aashiyana Pvt. Ltd.	2,196.78	107.96
Dwellcons Pvt. Ltd.	0.61	0.01
Total	36,021.31	1,597.48

4 The Subsidiaries considered in the Consolidated Financial Statements as at September 30, 2024 are namely Arihant Abode Ltd (60%), Arihant Vatika Realty Pvt. Ltd (60%), Arihant Gruhnirman Pvt. Ltd (60%), Arihant Aashiyana Pvt. Ltd (60%) and Dwellcons Pvt. Ltd (100%).

5 The company had issued and allotted warrant on a preferential basis up to 2090000 (Twenty Lakhs Ninety Thousand only) fully convertible warrants ("Warrants") to the person being an individual/entity not belonging to the Promoter Category ("Proposed Warrant Allottee"), based on the receipt of in-principle approval on September, 5th, 2023 under Regulation 28(1) of Securities and Exchange Board of India Page 1 (Listing Obligations and Disclosure Requirements) Regulations, 2015 for each convertible into, or exchangeable for, at an option of the Proposed Warrant Allottee, in one or more tranches, one Equity Share (pari- passu) of face value of INR 10/- each, for cash at an issue price of INR 180.071/- per Warrant (including a premium of INR 170.071/- per Warrant) which is more than the price as determined by the Board in accordance with the pricing guidelines prescribed under Chapter V of the SEBI ICDR Regulations ("Warrant Issue Price") for an amount not exceeding INR 50,00,00,000 (Indian Rupees Fifty Crores), and to issue fresh Equity Shares on the conversion of Warrants on such terms and conditions as may be determined by the Board in accordance with the provisions of Chapter V of the SEBI ICDR Regulations or other applicable laws.

6 As the Company's business activity falls within a single business segment viz. 'Development of Real Estate Property', the unaudited consolidated financial results are reflective of the information required by Ind AS 108 "Operating segments".

7 In terms of the Accounting Policy for revenue recognition, estimates of revenues and costs are reviewed periodically by the management and the impact of any change in such estimates are recognized in the period in which such changes are determined.

8 Figures for Previous Periods have been regrouped/re-arranged and re-classified wherever considered to confirm to current period's classification.

Date : October 26, 2024

Place: Navi Mumbai

CIN: L51900MH1983PLC029643


Ashok Chhajer
(Chairman & Managing Director)

ARIHANT SUPERSTRUCTURES LIMITED

Registered Office: Arihant Aura, B Wing, 25th Floor, Plot No. 13/1, TTC Industrial Area, Thane Belapur Road, Turbhe, Navi Mumbai - 400 705

Tel: 022 - 62493333 Fax: 022 - 62493334 E-Mail: info@asl.net.in

CIN: L51900MH1983PLC029643

Extract of Unaudited Consolidated Financial Results for the Quarter and Half Year Ended September 30, 2024

Particulars	Consolidated					
	Quarter Ended			Half Year Ended		Year Ended
	30-Sep-24	30-Jun-24	30-Sep-23	30-Sep-24	30-Sep-23	31-Mar-24
Total Income from Operations (net)	11,299.87	8,418.99	10,904.70	19,718.84	23,008.37	51,128.61
Net Profit / (Loss) from Ordinary activities after Tax	1,597.46	199.44	1,759.10	1,796.88	3,485.50	6,922.46
Net Profit / (Loss) for the period after Tax (after Non Controlling Interest)	1,132.35	120.70	1,431.54	1,253.03	2,770.64	4,827.75
Equity Share Capital	4,116.00	4,116.00	4,116.00	4,116.00	4,116.00	4,116.00
Earning Per Share (of ₹ 10/- each)						
Basic	2.75	0.29	3.48	3.04	6.73	10.91
Diluted*	2.62	0.28	3.31	2.90	6.41	10.38

*Company has issued 20,90,000 share warrants on 20.12.2023 which will be converted into 20,90,000 equity shares.

Notes

- The Unaudited Consolidated Financial Results for the quarter and half year ended September 30, 2024 which are published in accordance with Regulation 33 of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meeting held on October 26, 2024. The statutory auditors of the Company have carried out the limited review of above financial results of the Group and expressed an unmodified conclusion.
- Financial Results of Arihant Superstructures Limited (Standalone Information):

Particulars	Quarter Ended			Half Year Ended		Year Ended
	30-Sep-24	30-Jun-24	30-Sep-23	30-Sep-24	30-Sep-23	31-Mar-24
Total Income*	2,474.75	2,085.67	3,418.34	4,560.43	7,266.90	11,861.16
Profit/(Loss) Before Tax	500.72	9.11	939.64	509.07	1,795.26	2,441.54
Profit/(Loss) After Tax for the period	434.89	4.69	940.56	438.82	1,699.01	2,292.37
Basic EPS	1.06	0.01	2.29	1.07	4.13	5.57
Diluted EPS	1.01	0.01	2.17	1.01	3.93	5.30


- The above stated figures are in accordance with the principles and procedures of Indian Accounting Standards ("Ind AS") as notified under the Companies (Indian Accounting Standards) Rules, 2015 as specified in section 133 of the Companies Act, 2013, wherein Standalone Net Worth as at 30.09.2024 and Profit After Tax (PAT) for the quarter ended 30.09.2024 of Holding and Subsidiaries are as follows -

Particulars	(₹ in Lakhs)	
	Net Worth	Profit After Tax (PAT)
Arihant Superstructures Ltd.	21,132.22	434.89
Arihant Vatika Realty Pvt. Ltd.	9,849.10	525.49
Arihant Abode Ltd.	2,862.77	529.34
Arihant Gruhnirman Pvt. Ltd.	(20.17)	(0.21)
Arihant Aashiyana Pvt. Ltd.	2,196.78	107.96
Dwellcons Pvt. Ltd.	0.61	0.01
Total	36,021.31	1,597.48

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- The company had issued and allotted warrant on a preferential basis up to 2090000 (Twenty Lakhs Ninety Thousand only) fully convertible warrants ("Warrants") to the person being an individual/entity not belonging to the Promoter Category ("Proposed Warrant Allottee"), based on the receipt of in-principle approval on September, 5th, 2023 under Regulation 28(1) of Securities and Exchange Board of India Page 1 (Listing Obligations and Disclosure Requirements) Regulations, 2015 for each convertible into, or exchangeable for, at an option of the Proposed Warrant Allottee, in one or more tranches, one Equity Share (pari-passu) of face value of INR 10/- each, for cash at an issue price of INR 180.071/- per Warrant (including a premium of INR 170.071/- per Warrant) which is more than the price as determined by the Board in accordance with the pricing guidelines prescribed under Chapter V of the SEBI ICDR Regulations ("Warrant Issue Price") for an amount not exceeding INR 50,00,00,000 (Indian Rupees Fifty Crores), and to issue fresh Equity Shares on the conversion of Warrants on such terms and conditions as may be determined by the Board in accordance with the provisions of Chapter V of the SEBI ICDR Regulations or other applicable laws.
- As the Company's business activity falls within a single business segment viz. 'Development of Real Estate Property', the unaudited consolidated financial results are reflective of the information required by Ind AS 108 "Operating segments".
- In terms of the Accounting Policy for revenue recognition, estimates of revenues and costs are reviewed periodically by the management and the impact of any change in such estimates are recognized in the period in which such changes are determined.
- Figures for Previous Periods have been regrouped/re-arranged and re-classified wherever considered to confirm to current period's classification.
- The above is an extract of the detailed format of Quarterly Financial Results filed with the Stock Exchanges under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the Quarterly Financial Results are available on the Stock Exchanges Website viz. www.bseindia.com & www.nseindia.com. The same is also available on the Company's Website viz. www.asl.net.in

Date : October 26, 2024

Place: Navi Mumbai



Ashok Chhajer
(Chairman & Managing Director)

CIN: L51900MH1983PLC029643



Independent Auditor's Review Report on the Quarterly & Half yearly Unaudited Standalone Financial Results of Arihant Superstructures Limited Pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To,
The Board of Directors
Arihant Superstructures Limited

1. We have reviewed the accompanying Statement of Unaudited Standalone Financial Results of **Arihant Superstructures Limited** ("the Company") for the quarter and half year ended on September 30, 2024 (the 'Statement') attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI Regulations, (the "Listing Obligation and Disclosure Requirements) Regulation 2015, as amended (the "Listing Regulations").
2. The Company's management is responsible for 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 Companies act, 2013 as amended, read with relevant rules and regulations issued thereunder and other accounting principles generally accepted in India and in compliance with regulation 33 of the Listing Regulations as amended. The statement has been approved by the Company's Board of Directors. 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 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 of Interim Financial Information consists of making



inquiries, primarily of persons responsible for financial and accounting matter, 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.

4. Based on our review conducted as above, 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 specified under section 133 of The Companies Act, 2013 as amended, read with other relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Ummed Jain & Co.

Chartered Accountants

Firm Registration No.: 119250W



U.M. Jain

Partner

Membership No.: 070863

UDIN : 24070863BKEHLV6511

Place : Mumbai

Date : 26/10/2024

ARIHANT SUPERSTRUCTURES LIMITED

CIN: L51900MH1983PLC029643

Regd Office: Arihant Aura, B-Wing, 25th Floor, Plot No. 13/1, TTC Industrial Area,
Thane Belapur Road, Turbhe, Navi Mumbai - 400 705

Tel: 022 - 62493333 Fax: 022 - 62493334 E-Mail: info@asl.net.in

Unaudited Standalone Statement of Assets and Liabilities as at September 30, 2024

Particulars	As at Sept 30, 2024	As at March 31, 2024
	Unaudited	Audited
	₹ in Lakhs	₹ in Lakhs
A ASSETS		
Non Current Assets		
Property, Plant & Equipment	158.44	182.98
Intangible Assets	1.50	1.76
Investment in Property	254.30	254.30
Financial Assets		
Investments	6.41	6.41
Loans	5.28	3,018.78
Other Financial Assets	913.75	331.71
Deferred Tax Assets (Net)	-	-
	1,339.68	3,795.94
Current Assets		
Inventories	17,386.74	17,365.77
Financial Assets		
Investments	2.66	2.66
Trade Receivable	2,393.42	1,907.46
Cash & Cash Equivalents	471.84	173.90
Loans	1.05	1.73
Other Financial Assets	161.33	653.30
Current Tax Assets	1,141.28	974.65
Other Current Assets		
Land	28,629.56	23,585.74
Other	2,398.24	1,074.85
	52,586.12	45,740.06
TOTAL	53,925.80	49,536.00
B EQUITY AND LIABILITIES		
EQUITY		
Equity Share Capital	4,116.00	5,056.87
Other Equity	17,016.22	15,761.46
	21,132.22	20,818.33
Liabilities		
Non Current Liabilities		
Financial Liabilities		
Borrowings	19,608.98	15,744.69
Deferred Tax Liabilities (net)	4.65	8.63
	19,613.63	15,753.32
Current Liabilities		
Financial Liabilities		
Borrowings	2,451.70	5,487.23
Trade Payables	2,067.80	2,471.89
Other Financial Liabilities	1,611.16	578.44
Other Current Liabilities		
Advance from Customers	6,179.60	3,336.74
Other Current Liabilities	836.56	937.97
Provisions	33.13	152.08
	13,179.95	12,964.35
TOTAL	53,925.80	49,536.00

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Unaudited Standalone Financial Results for the Quarter and Half Year Ended September 30, 2024

(₹ in lakhs)

Particulars	For the Quarter ended			For the Half Year ended		For the Year ended
	Sept 30, 2024	June 30, 2024	Sept 30, 2023	Sept 30, 2024	Sept 30, 2023	Mar 31, 2024
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1 Income from Operations						
(a) Revenue from Operations	2,415.71	1,985.42	3,259.26	4,401.13	6,933.54	11,240.13
(b) Other Income	59.04	100.25	159.08	159.30	333.36	621.03
Total revenue	2,474.75	2,085.67	3,418.34	4,560.43	7,266.90	11,861.16
2 Expenses						
(a) Cost of construction, land and development expenses	1,263.92	927.56	1,840.69	2,191.49	4,139.82	10,324.95
(b) Changes in inventories of finished goods, work-in-progress and stock-in-trade	(305.99)	285.02	(164.68)	(20.97)	(283.52)	(4,162.73)
(c) Employee benefits expense	280.22	246.51	186.17	526.73	381.32	840.08
(d) Finance costs	13.92	24.48	36.52	38.40	84.10	140.34
(e) Depreciation expense	10.09	10.13	10.07	20.22	20.06	38.78
(f) Other expenses	711.87	583.61	569.93	1,295.49	1,129.86	2,238.20
Total expenses	1,974.03	2,077.31	2,478.70	4,051.36	5,471.64	9,419.62
3 Profit / (Loss) before exceptional items and tax (1 - 2)	500.72	8.36	939.64	509.07	1,795.26	2,441.54
4 Exceptional Items (net)	-	-	-	-	-	-
5 Profit / (Loss) before tax (3 + 4)	500.72	8.36	939.64	509.07	1,795.26	2,441.54
6 Tax expense:						
(a) Current tax expense	88.94	1.46	164.17	90.40	313.53	425.97
(b) Mat Credit Entitlement	(14.70)	(1.46)	(164.17)	(16.16)	(228.62)	(284.35)
(c) Deferred tax	(8.41)	4.42	(0.92)	(3.99)	11.34	7.55
	65.83	4.42	(0.92)	70.25	96.25	149.17
7 Profit / (Loss) after tax (5 - 6)	434.89	3.94	940.56	438.82	1,699.01	2,292.37
8 Other Comprehensive Income						
Items that will not be classified to profit & loss						
Remeasurement gain (loss) on defined benefit plans	-	-	-	-	-	10.27
Income Tax on Items that will not be reclassified to Profit or Loss	-	-	-	-	-	(2.99)
Other comprehensive income	-	-	-	-	-	-
9 Total Comprehensive Income for the period (7 + 8)	434.89	3.94	940.56	438.82	1,699.01	2,299.65
10 Earnings per share (of Rs.10/- each):						
(a) Basic	1.06	0.01	2.29	1.07	4.13	5.57
(b) Diluted*	1.01	0.01	2.17	1.01	3.93	5.30
(not annualized for the quarter)						

*Company has issued 20,90,000 share warrants on 20.12.2023 which will be converted into 20,90,000 equity shares.

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Unaudited Standalone Cash Flow Statement for the Half year ended September 30, 2024

(₹ in lakhs)

Particulars		For the Half year ended Sept 30, 2024	For the Half year ended Sept 30, 2023
A.	CASH FLOW FROM OPERATING ACTIVITIES		
	Net Profit before Tax and before Extra ordinary Items :	509.07	1,795.25
	Adjustment for Non Cash Items		
	Depreciation & Amortisation	20.22	20.06
	Loss on Sale of Fixed Assets	0.75	-
	Loss / (Profit) from Partnership firm	-	0.03
	Profit on Sale of Fixed Assets	-	-
	Interest Paid	38.40	84.10
	Interest Received	(121.85)	(326.20)
	Profit on Sale of Fixed Assets	(25.00)	-
	Remeasurement gain/ (loss) on defined benefit plans	-	-
	Sundry balances written off	-	-
		421.59	1,573.24
	Changes in Working Capital		
	(Increase) / Decrease in Inventories	(20.97)	(283.52)
	(Increase) / Decrease in Fianancial Assets	2,438.15	(1,082.50)
	(Increase) / Decrease in Non- Fianancial Assets	(6,367.21)	(7,985.08)
	Increase / (Decrease) in Fianancial Liability	628.63	(835.21)
	Increase / (Decrease) in Non-Fianancial Liability	2,622.50	1,499.24
	Cash flow from Operating Activities before Tax and Extraordinary	(277.31)	(7,113.83)
	Income Tax paid	(212.05)	(168.35)
	Cash flow from Operating Activities before Extraordinary Items	(489.36)	(7,282.18)
	Adjustment for Extraordinary Items	-	-
	Cash Generated / (Used) from Operating Activities	(489.36)	(7,282.18)
B.	CASH FLOW FROM INVESTING ACTIVITIES		
	Purchase of Fixed Assets (Net)	-	(10.84)
	(Purchase)/Sale of Investments In property	0.00	0.03
	(Purchase)/Sale of Investments In Equity	-	(0.03)
	Loss / (Profit) from Partnership firm	-	-
	Interest Received on Investment	121.85	326.20
	Dividend and Dividend Distribution Tax Paid	(124.91)	-
	Cash Generated from Investment Activities	(3.06)	315.36
C.	CASH FLOW FROM FINANCING ACTIVITIES		
	Issue of Share Warrants	-	-
	Increase/(Decrease) in Borrowing	828.76	7,173.01
	Interest paid	(38.40)	(84.10)
	Dividend and Dividend Distribution Tax Paid	-	(52.05)
	Cash Generated from Financing Activities	790.36	7,036.86
	Net Increase in Cash & Cash Equivalents	297.94	70.04
	Opening Balance of Cash & Cash Equivalents (Net of Book o/d)	173.90	303.47
	Closing Balance of Cash & Cash Equivalents	471.84	373.51
	(i) Cash in Hand	6.32	7.21
	(ii) Balance with Bank	423.33	254.31
	(ii) Balance with Fixed Deposit	42.19	111.99
	Closing Balance of Cash & Cash Equivalents	471.84	373.51

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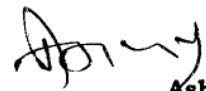
Notes:

- 1 The above unaudited Standalone Financial Results for the quarter and half year ended September 30, 2024 which are published in accordance with Regulation 33 of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meeting held on Oct 26, 2024. The statutory auditors of the Company have expressed an unmodified conclusion.
- 2 The company had issued and allotted warrant on a preferential basis up to 2090000 (Twenty Lakhs Ninety Thousand only) fully convertible warrants ("Warrants") to the person being an individual/entity not belonging to the Promoter Category ("Proposed Warrant Allottee"), based on the receipt of in-principle approval on September, 5th, 2023 under Regulation 28(1) of Securities and Exchange Board of India Page 1 (Listing Obligations and Disclosure Requirements) Regulations, 2015 for each convertible into, or exchangeable for, at an option of the Proposed Warrant Allottee, in one or more tranches, one Equity Share (pari- passu) of face value of INR 10/- (Indian Rupees Ten only) each, for cash at an issue price of INR 180.071/- (Indian Rupees One Hundred and Eighty only) per Warrant (including a premium of INR 170.071/- per Warrant) which is more than the price as determined by the Board in accordance with the pricing guidelines prescribed under Chapter V of the SEBI ICDR Regulations ("Warrant Issue Price") for an amount not exceeding INR 50,00,00,000 (Indian Rupees Fifty Crores), and to issue fresh Equity Shares on the conversion of Warrants on such terms and conditions as may be determined by the Board in accordance with the provisions of Chapter V of the SEBI ICDR Regulations or other applicable laws.
- 3 As the Company's business activity falls within a single business segment viz. 'Development of Real Estate Property', the unaudited standalone financial results are reflective of the information required by Ind AS 108 "Operating segments".
- 4 In terms of the Accounting Policy for revenue recognition, estimates of revenues and costs are reviewed periodically by the management and the impact of any change in such estimates are recognized in the period in which such changes are determined.
- 5 Figures for Previous Periods have been regrouped/re-arranged and re-classified wherever considered to confirm to current period's classification.

Date : October 26, 2024

Place: Navi Mumbai

CIN : L51900MH1983PLC029643



Ashok Chhajjer

(Chairman & Managing Director)