

Standalone Statement of Assets and Liabilities as at 30th September, 2021		
[₹ in Lacs except as stated otherwise]		
Particulars	As at	
	30.09.21 (Unaudited)	31.03.21 (Audited)
ASSETS		
Non-current assets		
(a) Property, plant, equipment	753.73	715.84
(b) Intangible assets	23.20	27.38
(c) Intangible assets under development	2.08	2.08
(d) Financial assets		
(i) Investments	21,133.26	14,760.25
(ii) Loans	1,244.96	435.34
(iii) Other financial assets	11,830.56	12,682.51
(e) Deferred tax assets (net)	49.71	50.41
(f) Income tax assets (net)	69.48	63.92
(g) Other non-current assets	312.71	367.09
Total Non-Current Assets	35,419.69	29,104.82
Current Assets		
(a) Inventories	20,280.82	20,691.00
(b) Financial assets		
(i) Trade receivables	182.66	226.64
(ii) Cash and cash equivalents	1,857.39	2,117.39
(iii) Bank balance other than (ii) above	4.42	4.42
(iv) Loans	7,500.00	3,836.24
(v) Others financial assets	2,312.33	3,601.22
(c) Other current assets	582.31	504.25
Total Current Assets	32,719.93	30,981.16
TOTAL ASSETS	68,139.62	60,085.98
EQUITY AND LIABILITIES		
Equity		
(a) Equity share capital	3,555.36	3,555.36
(b) Other equity	32,684.90	30,060.42
(c) Money received against share warrants	726.75	-
Total Equity	36,967.01	33,615.78
Liabilities		
Non-current liabilities		
(a) Financial liabilities		
(i) Borrowings	6,748.82	9,442.74
(b) Long term provisions	240.86	223.46
Total Non Current Liabilities	6,989.68	9,666.20
Current liabilities		
(a) Financial liabilities		
(i) Borrowings	1,867.17	2,468.87
(ii) Trade payables		
Total outstanding dues for micro enterprise and small enterprise	13.26	76.25
Total outstanding dues of creditors other than micro enterprise and small enterprise	1,932.49	1,756.89
(iii) Other financial liabilities	23.87	4.42
(b) Other current liabilities	20,259.88	12,428.03
(c) Short term provisions	55.85	51.88
(d) Current tax liabilities (net)	30.41	17.66
Total Current Liabilities	24,182.93	16,804.00
TOTAL EQUITY AND LIABILITIES	68,139.62	60,085.98
(See accompanying notes to the financial results)		
For Arvind SmartSpaces Limited		
KAMAL SHAMLA SINGAL		
Kamal Singal Managing Director & CEO		
Ahmedabad November 12, 2021		



STATEMENT OF STANDALONE UNAUDITED RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30TH SEPTEMBER, 2021							
Sr. No.	Particulars	[₹ in lacs except as stated otherwise]					
		Quarter Ended			Half Year Ended		Year Ended
		30.09.21	30.06.21	30.09.20	30.09.21	30.09.20	31.03.21
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited	
1	Income						
	(a) Revenue from operations	2,768.20	3,274.65	2,357.08	6,042.85	3,160.87	9,387.13
	(b) Other income	539.09	448.28	435.67	987.37	873.76	1,765.91
	Total income	3,307.29	3,722.93	2,792.75	7,030.22	4,034.63	11,153.04
2	Expenses						
	(a) Cost of construction material and components consumed	140.09	76.07	58.85	216.16	118.15	362.02
	(b) Land development costs	-	-	-	-	-	-
	(c) Construction and labour cost	683.19	762.04	633.83	1,445.23	876.15	1,902.89
	(d) Changes in inventories	194.17	251.75	501.47	445.92	666.44	2,407.67
	(e) Employee benefit expense	282.50	320.99	246.37	603.49	495.34	1,101.41
	(f) Finance costs	319.19	375.91	530.85	695.10	1,048.79	1,967.16
	(g) Depreciation and amortisation expense	23.11	21.13	28.33	44.24	49.63	85.76
	(h) Other expenses	418.75	267.07	311.71	685.82	443.78	1,527.11
	Total expenses	2,061.00	2,074.96	2,311.41	4,135.96	3,698.28	9,354.02
3	Profit from operations before tax [1-2]	1,246.29	1,647.97	481.34	2,894.26	336.35	1,799.02
4	Tax expenses						
	- Current Tax	149.01	112.40	91.38	261.41	91.38	400.08
	- Deferred Tax charge / (credits)	7.38	(10.58)	(0.12)	(3.20)	4.90	1.80
5	Net profit after tax [3-4]	1,089.90	1,546.15	390.08	2,636.05	240.07	1,397.14
6	Other comprehensive income [net of tax]						
	Items that will not be reclassified to profit and loss in subsequent periods :						
	Remeasurement gains / (losses) on defined benefit plans	(7.74)	(7.74)	0.67	(15.48)	1.34	(30.96)
	Income tax effect	1.95	1.95	(0.17)	3.90	(0.34)	7.79
7	Total comprehensive income after tax [5+6]	1,084.11	1,540.36	390.58	2,624.47	241.07	1,373.97
8	Paid-up equity share capital (face value ₹ 10/- per share)	3,555.36	3,555.36	3,555.36	3,555.36	3,555.36	3,555.36
9	Other equity excluding Revaluation Reserves						30,060.42
10	EPS - (Not annualised for quarters and half years)						
	- Basic (₹)	3.06	4.35	1.10	7.41	0.68	3.93
	- Diluted (₹)	2.84	4.34	1.10	6.93	0.67	3.93
	(See accompanying notes to the financial results)						

Notes:

- These unaudited standalone financial results of the company for the quarter and half year ended September 30, 2021 have been reviewed by the Audit Committee and thereafter approved by the Board of Directors at their meeting held on November 12, 2021. The standalone financial results are prepared in accordance with the Indian Accounting Standard (Ind AS) as prescribed under Section 133 of the Companies Act, 2013.
- The company's business falls within single business segment of developing of commercial and residential units. Hence, disclosures under Ind AS 108- Operating Segments are not reported separately.
- The COVID-19 pandemic has disrupted various business operations due to various emergency measures and directives imposed by the governments. The operations of the Company were impacted briefly. The Company continued with its operations in a phased manner in line with directives from the authorities. The company has made a detailed assessment of its liquidity positions and business operations and its possible effect on the carrying value of assets. The Company does not expect significant impact on its operations and recoverability of value of its assets based on current indicators of future economic conditions. However, the impact assessment of COVID-19 is a continuing process, given the uncertainties associated with its nature and duration and accordingly the actual impact may be different from that estimated as at the date of approval of these financial results. The company will continue to monitor any material changes to future economic condition and its impact, if any.
- Statement of Unaudited Cash Flow for the half-year ended September 30, 2021 and September 30, 2020 is given in Annexure 1.
- Previous period figures have been regrouped, rearranged and reclassified where necessary to conform to current period's classification.

For Arvind SmartSpaces Limited

KAMAL SHAMLAL SINGAL

Digitally signed by KAMAL SHAMLAL SINGAL
DN: cn=Kamal Singal, o=Arvind SmartSpaces Limited, email=kamal.singal@arvindsmartspaces.com, c=IN

Ahmedabad
November 12, 2021

Kamal Singal
Managing Director & CEO




Annexure 1 - Statement of unaudited standalone cash flow for the half year ended on 30th September, 2021

Particulars	[₹ in lacs except as stated otherwise]	
	For the half year ended 30th September, 2021 (Unaudited)	For the half year ended 30th September, 2020 (Unaudited)
A. Cash flow from operating activities		
Profit for the period before tax	2,894.26	336.35
Adjustments to reconcile profit before tax to net cash flow :		
Profit from limited liability partnerships	(1,889.20)	(21.23)
Depreciation and amortization expense	44.24	49.63
Loss on sale of property plant and equipment (Net)	2.55	5.32
Finance cost	695.10	1,048.79
Interest income	(972.74)	(873.06)
Operating profit before working capital changes	774.21	545.80
Adjustments for:		
Increase / (Decrease) in trade payables	112.61	(452.38)
Increase in provisions	5.89	15.99
Increase in other liabilities	7,838.74	1,643.33
Decrease in inventory	410.18	694.78
Decrease / (Increase) in financial assets	384.95	(475.03)
Decrease / (Increase) in trade receivables	43.98	(37.50)
(Increase) in other assets	(23.69)	(167.01)
Cash generated from operations	9,546.87	1,767.98
Direct taxes (paid) / received (net)	(254.21)	338.04
Net cash generated from operating activities	[A] 9,292.66	2,106.02
B. Cash flow from investing activities		
Investments in subsidiaries and joint ventures	(10,598.45)	(948.47)
Withdrawal of investments in subsidiaries and joint ventures	6,114.82	2,077.59
Loans given	(4,473.38)	(29.62)
Amounts in long term fixed deposits	-	(359.00)
Purchase of property, plant and equipment	(80.50)	(41.17)
Proceeds from sale of property, plant and equipment	0.73	12.46
Interest received	2,728.64	288.60
Net cash (used in) / generated from investing activities	[B] (6,308.14)	1,000.39
C. Cash flow from financing activities		
Proceeds from long term borrowings	162.32	14,901.90
Repayment of long term borrowings	(3,457.94)	(6,379.15)
(Repayment) of short term borrowings	-	(8,375.00)
Finance cost paid	(675.65)	(1,086.29)
Proceeds from issue of share warrants	726.75	-
Net cash (used in) financing activities	[C] (3,244.52)	(938.54)
Net (Decrease) / Increase in cash and cash equivalents	[A+B+C] (260.00)	2,167.87
Cash and cash equivalents at the beginning of the period	2,117.39	425.98
Cash and cash equivalents at the end of the period	1,857.39	2,593.85
Components of cash and cash equivalents		
Balances with banks		
- In current accounts	1,444.40	1,593.63
- Deposit with original maturity of less than three months	412.31	1,000.00
Cash in hand	0.68	0.22
	1,857.39	2,593.85

(See accompanying notes to the financial results)

KAMAL SHAMLAL SINGAL



Consolidated Statement of Assets and Liabilities as at 30th September, 2021		
[₹ in Lacs except as stated otherwise]		
Particulars	As at	
	30.09.21 (Unaudited)	31.03.21 (Audited)
ASSETS		
Non-current assets		
(a) Property, plant, equipment	961.42	897.76
(b) Capital work in progress	4,010.23	3,913.47
(c) Intangible assets	25.24	27.38
(d) Intangible assets under development	2.29	2.29
(e) Financial assets:		
(i) Investment in joint ventures	146.90	143.66
(ii) Loans	585.34	585.34
(iii) Other financial assets	3,962.90	3,998.51
(f) Deferred tax assets (net)	2,371.02	1,182.84
(g) Income tax assets (net)	333.61	364.49
(h) Other non-current assets	441.23	487.67
Total Non-Current Assets	12,840.18	11,603.41
Current Assets		
(a) Inventories	75,460.46	69,431.43
(b) Financial assets:		
(i) Trade receivables	176.60	227.39
(ii) Cash and cash equivalents	2,665.74	3,503.80
(iii) Bank balance other than (ii) above	153.83	4.42
(iv) Loans	7,500.00	2,900.00
(v) Other financial assets	3,743.41	2,076.00
(c) Other current assets	4,177.66	2,821.68
Total Current Assets	93,877.70	80,964.72
TOTAL ASSETS	1,06,717.88	92,568.13
EQUITY AND LIABILITIES		
Equity		
(a) Equity share capital	3,555.36	3,555.36
(b) Other equity	29,102.88	27,579.95
(c) Money received against share warrants	726.75	-
Equity attributable to equity holders of the parent	33,384.99	31,135.31
(d) Non-controlling interests	4,991.69	3,867.73
Total Equity	38,376.68	35,003.04
Liabilities		
Non-current liabilities		
(a) Financial liabilities:		
(i) Borrowings	10,214.61	16,454.00
(b) Long term provisions	240.86	223.46
Total Non Current Liabilities	10,455.47	16,677.46
Current liabilities		
(a) Financial liabilities:		
(i) Borrowings	1,867.17	2,468.87
(ii) Trade payables	5,515.53	5,994.70
(iii) Other financial liabilities	798.53	779.09
(b) Other current liabilities	48,594.50	31,554.17
(c) Short term provisions	55.85	51.88
(d) Current tax liabilities (net)	1,054.15	38.92
Total Current Liabilities	57,885.73	40,887.63
TOTAL EQUITY AND LIABILITIES	1,06,717.88	92,568.13
(See accompanying notes to the financial results)		
For Arvind SmartSpaces Limited		
<small>Digitally signed by KAMAL SHAMAL SINGAL DN: cn=Kamal Singal, o=Arvind SmartSpaces Limited, email=kamal.singal@arvindsmartspaces.com, c=IN</small> KAMAL SHAMAL SINGAL  <small>Digitally signed by KAMAL SHAMAL SINGAL DN: cn=Kamal Singal, o=Arvind SmartSpaces Limited, email=kamal.singal@arvindsmartspaces.com, c=IN</small> Kamal Singal Managing Director & CEO		
Ahmedabad		
November 12, 2021		



STATEMENT OF CONSOLIDATED UNAUDITED RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30th SEPTEMBER, 2021							(₹ in lacs except as stated otherwise)																																																							
Sr. No.	Particulars	Quarter Ended			Half Year Ended		Year Ended																																																							
		30.09.21	30.06.21	30.09.20	30.09.21	30.09.20	31.03.21																																																							
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited																																																							
1	Income																																																													
	(a) Revenue from operations	2,572.32	2,694.86	2,976.89	5,267.18	4,031.10	14,925.81																																																							
	(b) Other income	194.34	124.85	30.59	319.19	53.86	188.78																																																							
	Total income	2,766.66	2,819.71	3,007.48	5,586.37	4,084.96	15,114.59																																																							
2	Expenses																																																													
	(a) Cost of construction material and components consumed	596.05	350.52	178.83	946.57	285.02	939.54																																																							
	(b) Land development costs	1,086.57	-	148.30	1,086.57	148.16	4,070.46																																																							
	(c) Construction and labour cost	2,626.48	2,220.27	884.63	4,846.75	1,261.87	4,661.12																																																							
	(d) Changes in inventories	(4,506.89)	(2,497.10)	(155.09)	(7,003.99)	(529.24)	(4,158.99)																																																							
	(e) Employee benefit expense	601.47	633.79	488.81	1,235.26	938.26	2,057.20																																																							
	(f) Finance costs	502.02	617.63	689.64	1,119.65	1,374.57	2,687.00																																																							
	(g) Depreciation and amortisation expense	32.09	29.34	35.05	61.43	62.95	113.16																																																							
	(h) Other expenses	1,488.84	1,166.01	524.47	2,654.85	804.66	3,295.08																																																							
	Total expenses	2,426.83	2,520.46	2,794.64	4,947.09	4,346.25	13,664.57																																																							
3	Profit / (Loss) from operations before share of joint ventures and tax (1-2)	340.03	299.25	212.84	639.28	(261.29)	1,450.02																																																							
4	Share of profit/(loss) of joint ventures	(0.01)	(0.03)	(0.02)	(0.04)	0.05	0.20																																																							
5	Profit / (Loss) from operations before tax (3-4)	340.02	299.22	212.82	639.24	(261.24)	1,450.22																																																							
6	Tax expenses																																																													
	- Current Tax (net)	539.10	822.90	117.30	1,362.00	117.30	628.33																																																							
	- Deferred Tax charge / (credit)	(433.65)	(750.21)	(103.28)	(1,183.86)	(83.23)	(81.05)																																																							
7	Net profit / (Loss) after tax (5-6)	234.57	226.53	198.80	461.10	(295.31)	902.98																																																							
8	Other comprehensive income (net of tax)																																																													
	Items that will not be reclassified to profit and loss in subsequent periods:																																																													
	Remeasurement gains / (losses) on defined benefit plans	(7.74)	(7.74)	0.67	(15.48)	1.34	(30.96)																																																							
	Income tax effect	1.95	1.95	(0.17)	3.90	(0.34)	7.79																																																							
9	Total comprehensive income after tax (7+8)	228.78	220.74	199.30	449.52	(294.31)	879.81																																																							
	Net profit / (Loss) for the period																																																													
	Attributable to:																																																													
	Equityholders of the company	269.15	249.66	196.91	518.81	(286.11)	874.68																																																							
	Non-controlling interest	(34.58)	(23.13)	1.89	(57.71)	(9.20)	28.30																																																							
	Other comprehensive income for the period																																																													
	Attributable to:																																																													
	Equityholders of the company	(5.79)	(5.79)	0.50	(11.58)	1.00	(23.17)																																																							
	Non-controlling interest	-	-	-	-	-	-																																																							
	Total comprehensive income for the period																																																													
	Attributable to:																																																													
	Equityholders of the company	263.36	243.87	197.41	507.23	(285.11)	851.51																																																							
	Non-controlling interest	(34.58)	(23.13)	1.89	(57.71)	(9.20)	28.30																																																							
10	Paid-up equity share capital (face value ₹ 10/- per share)	3,555.36	3,555.36	3,555.36	3,555.36	3,555.36	3,555.36																																																							
11	Other equity excluding Revaluation Reserves						27,579.95																																																							
12	EPS - (Not annualised for quarters and half years)																																																													
	- Basic (₹)	0.71	0.70	0.55	1.41	(0.80)	2.46																																																							
	- Diluted (₹)	0.65	0.70	0.55	1.31	(0.80)	2.46																																																							
	(See accompanying notes to the financial results)																																																													
Notes:																																																														
1. These unaudited consolidated financial results of Arvind SmartSpaces Limited ("Holding Company") and its subsidiaries (together referred as "Group") for the quarter and half year ended September 30, 2021 have been reviewed by the Audit Committee and thereafter approved by the Board of Directors at their meeting held on November 12, 2021. The consolidated financial results are prepared in accordance with the Indian Accounting Standard (Ind AS) as prescribed under Section 133 of the Companies Act, 2013.																																																														
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4. Standalone Information : The standalone financial results for the quarter and half year ended September 30, 2021 can be viewed on the Company's website 'ArvindSmartSpaces.com' and 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.																																																														
<table border="1"> <thead> <tr> <th rowspan="2">Particulars</th> <th colspan="3">Quarter Ended</th> <th colspan="2">Half Year Ended</th> <th>Year Ended</th> </tr> <tr> <th>30.09.21</th> <th>30.06.21</th> <th>30.09.20</th> <th>30.09.21</th> <th>30.09.20</th> <th>31.03.21</th> </tr> <tr> <th></th> <th>Unaudited</th> <th>Unaudited</th> <th>Unaudited</th> <th>Unaudited</th> <th>Unaudited</th> <th>Audited</th> </tr> </thead> <tbody> <tr> <td>Revenue</td> <td>2,768.20</td> <td>3,274.65</td> <td>2,357.08</td> <td>6,042.85</td> <td>3,160.87</td> <td>9,387.13</td> </tr> <tr> <td>Profit before tax</td> <td>1,246.29</td> <td>1,647.97</td> <td>481.34</td> <td>2,894.26</td> <td>336.35</td> <td>1,799.02</td> </tr> <tr> <td>Profit for the period</td> <td>1,089.90</td> <td>1,546.15</td> <td>390.08</td> <td>2,636.05</td> <td>240.07</td> <td>1,397.14</td> </tr> <tr> <td>Other comprehensive income (net of tax)</td> <td>(5.79)</td> <td>(5.79)</td> <td>0.50</td> <td>(11.58)</td> <td>1.00</td> <td>(23.17)</td> </tr> <tr> <td>Total comprehensive income for the period</td> <td>1,084.11</td> <td>1,540.36</td> <td>390.58</td> <td>2,624.47</td> <td>241.07</td> <td>1,373.97</td> </tr> </tbody> </table>								Particulars	Quarter Ended			Half Year Ended		Year Ended	30.09.21	30.06.21	30.09.20	30.09.21	30.09.20	31.03.21		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited	Revenue	2,768.20	3,274.65	2,357.08	6,042.85	3,160.87	9,387.13	Profit before tax	1,246.29	1,647.97	481.34	2,894.26	336.35	1,799.02	Profit for the period	1,089.90	1,546.15	390.08	2,636.05	240.07	1,397.14	Other comprehensive income (net of tax)	(5.79)	(5.79)	0.50	(11.58)	1.00	(23.17)	Total comprehensive income for the period	1,084.11	1,540.36	390.58	2,624.47	241.07	1,373.97
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5. Statement of Unaudited Cash Flow for the half-year ended September 30, 2021 and September 30, 2020 is given in Annexure 1.																																																														
6. Previous period figures have been regrouped, rearranged and reclassified where necessary to conform to current period's classification.																																																														
<p style="text-align: right;">For Arvind SmartSpaces Limited KAMAL SHAMLAL SINGAL Kamal Singal Managing Director & CEO</p> <p style="text-align: right;">Digitally signed by KAMAL SHAMLAL SINGAL DN: cn=KAMAL SHAMLAL SINGAL, o=ARVIND SMARTSPACES LIMITED, ou=ARVIND SMARTSPACES LIMITED, email=kamal.singal@arvindsmartspaces.com, c=IN Date: 2021.11.12 11:00:33 +05'30'</p>																																																														
<p>Ahmedabad November 12, 2021</p>																																																														



Annexure 1 - Statement of unaudited consolidated cash flow for the half year ended on 30th September, 2021

Particulars	[₹ in lacs except as stated otherwise]	
	For the half year ended 30th September, 2021 (Unaudited)	For the half year ended 30th September, 2020 (Unaudited)
A. Cash flow from operating activities		
Profit for the period before tax	639.24	(261.24)
Adjustments to reconcile profit before tax to net cash flow :		
Share of (profit) / loss of joint ventures	0.04	(0.05)
Depreciation and amortization expense	61.43	62.95
Loss on sale of property, plant and equipment (Net)	2.55	5.33
Finance cost	1,119.65	1,374.57
Interest income	(299.63)	(50.98)
Operating profit before working capital changes	1,523.28	1,130.58
Adjustments for:		
(Decrease) in trade payables	(479.17)	(1,239.04)
Increase in provisions	5.89	15.99
Increase in other liabilities	17,036.56	3,665.19
Increase in financial liabilities	-	611.26
(Increase) in inventory	(6,029.03)	(559.64)
(Increase) in financial assets	(1,411.70)	(132.52)
Decrease / (Increase) in trade receivables	50.79	(38.22)
(Increase) in other assets	(1,309.54)	(447.58)
Cash generated from operations	9,387.08	3,006.02
Direct taxes (paid) / received (net)	(315.90)	256.25
Net cash generated from operating activities	[A] 9,071.18	3,262.27
B. Cash flow from investing activities		
Loans given	(4,600.00)	-
Purchase of property, plant and equipment	(222.99)	(147.53)
Amounts in long term fixed deposits	(149.41)	(359.00)
Proceeds from sale of property, plant and equipment	0.73	9.32
Interest received	79.54	38.39
Net cash (used in) investing activities	[B] (4,892.13)	(458.82)
C. Cash flow from financing activities		
Proceeds from long term borrowings	162.32	15,901.90
Repayment of long term borrowings	(8,204.10)	(6,680.07)
Repayment of short term borrowings	-	(8,375.00)
Proceeds from issue of debentures	2,100.00	-
Capital contribution in LLP by minority partners	1,237.70	138.68
Withdrawal from LLP by minority partners	(56.00)	-
Finance costs paid	(983.78)	(1,412.07)
Proceeds from issue of share warrants	726.75	-
Net cash (used in) financing activities	[C] (5,017.11)	(426.56)
Net (decrease) / Increase in cash and cash equivalents	[A+B+C] (838.06)	2,376.89
Cash and cash equivalents at the beginning of the period	3,503.80	548.72
Cash and cash equivalents at the end of the period	2,665.74	2,925.61
Components of cash and cash equivalents		
Balances with banks		
- In current account	2,227.02	1,923.28
- Deposit with original maturity of less than three months	435.04	1,000.00
Cash in hand	3.68	2.33
	2,665.74	2,925.61

(See accompanying Notes to the financial results)

KAMAL SHAMLAL SINGAL

