



HB ESTATE DEVELOPERS LTD.

Regd. Office : Plot No. 31, Echelon Institutional Area, Sector - 32, Gurugram -122001 (Haryana)
Ph.:0124-4675500, Fax:0124-4370985, E-mail:corporate@hbestate.com
Website : www.hbestate.com, CIN : L99999HR1994PLC034146

07th February, 2022

Listing Centre

The Listing Department
BSE Limited,
Pheroze Jeejeebhoy Towers,
Dalal Street, Fort,
Mumbai - 400 001

Company Code: 532334

Sub: Outcome of Board Meeting held on 07th February, 2022 and Forwarding of Un-Audited Financial Results for the third quarter and nine months ended 31st December, 2021

Dear Sir/Madam,

Pursuant to Regulation 30 and 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, this is to inform you that the Board of Directors in its meeting held on 07th February, 2022 inter-alia, transacted the following business(s):

1. Considered, approved and adopted the Un-Audited Financial Results (Consolidated and Standalone) of the Company for the third quarter and nine months ended 31st December, 2021 along with Limited Review Report.
2. Considered and approved amended "Related Party Transaction Policy" in view of recent amendments to the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

The above information will be made available on the website of the Company www.hbestate.com.

The Board Meeting commenced at 04:00 P.M and concluded at 04:30 P.M.

You are requested to take note of same.

Thanking you,

Yours faithfully,
For HB Estate Developers Limited


RADHIKA KHURANA
(Company Secretary & Compliance Officer)

Encl: As Above

HB ESTATE DEVELOPERS LIMITED

Registered Office: Plot No.31, Echelon Institutional Area, Sector 32, Gurugram-122001, Haryana

Ph.: +91-124-4675500, Fax No.: +91-124-4370985

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CIN : L99999HR1994PLC034146

STATEMENT OF CONSOLIDATED UNAUDITED FINANCIAL RESULTS FOR THE THREE/ NINE MONTHS ENDED 31ST DECEMBER, 2021

(Rs. in Lakhs)

S.No.	Particulars	Three Months Ended			Nine Months Ended		Year Ended
		31.12.2021	30.09.2021	31.12.2020	31.12.2021	31.12.2020	31.03.2021
		Un-Audited			Un-Audited		Audited
I	Revenue from Operations	1861.62	1203.65	872.03	3573.89	1495.90	2440.14
II	Other Income	60.48	8.31	13.44	118.95	62.43	81.51
III	Total Revenue (I + II)	1922.10	1211.96	885.47	3692.84	1558.33	2521.65
IV	Expenses:						
	a) Cost of materials consumed	246.44	150.84	126.53	459.84	206.13	351.08
	b) Changes in inventories of finished goods, work-in progress and stock-in-trade	-	-	-	-	-	-
	c) Employee benefit expense	387.75	354.23	296.73	1075.22	885.09	1213.50
	d) Finance costs	641.61	594.07	540.28	1813.31	1653.99	2246.19
	e) Depreciation and amortization expense	183.89	187.03	353.53	558.41	1058.37	1361.55
	f) Other expenses	630.46	632.73	438.20	1618.98	974.83	1455.42
	Total expenses	2090.15	1918.90	1755.27	5525.76	4778.41	6627.74
V	Profit (Loss) before exceptional items and tax (III - IV)	(168.05)	(706.94)	(869.80)	(1832.92)	(3220.08)	(4106.09)
VI	Exceptional items	-	-	-	-	-	-
VII	Profit (Loss) before tax (V - VI)	(168.05)	(706.94)	(869.80)	(1832.92)	(3220.08)	(4106.09)
VIII	Tax expense:						
	(1) Current tax	-	-	-	-	-	-
	(2) Deferred tax	(50.05)	(200.94)	(233.26)	(536.27)	(853.66)	(1069.13)
	Total Tax Expense	(50.05)	(200.94)	(233.26)	(536.27)	(853.66)	(1069.13)
IX	Profit / (Loss) for the period from continuing operations (VII - VIII)	(118.00)	(506.00)	(636.54)	(1296.65)	(2366.42)	(3036.96)
X	Profit / (Loss) from discontinuing operations	-	-	-	-	-	-
XI	Tax expense of discontinuing operations	-	-	-	-	-	-
XII	Profit / (Loss) from discontinuing operations (after tax) (X - XI)	-	-	-	-	-	-
XIII	Profit/(Loss) for the period (IX + XII)	(118.00)	(506.00)	(636.54)	(1296.65)	(2366.42)	(3036.96)
XIV	Other Comprehensive Income						
	a. Items that will not be reclassified to Profit or Loss						
	i. Remeasurement of defined benefit plans	2.41	2.41	(3.34)	7.20	(10.02)	9.56
	ii. Tax relating to above	(0.71)	(0.71)	0.97	(2.11)	2.92	(2.78)
XV	Total Comprehensive Income (Comprising Profit/ (Loss) and other comprehensive income for the period) (XIII + XIV)	(116.30)	(504.30)	(638.91)	(1291.56)	(2373.52)	(3030.18)
XVI	Share of Profit/ (Loss) in Associates	-	-	-	-	-	-
XVII	Total Comprehensive Income attributable to Owners of the Company	(116.30)	(504.30)	(638.91)	(1291.56)	(2373.52)	(3030.18)
XVIII	Paid Up Equity Share Capital (Rs. 10 Per Share)	1973.37	1973.37	1973.37	1973.37	1973.37	1973.37
XIX	Other Equity	N.A.	N.A.	N.A.	N.A.	N.A.	15367.34
XX	Earning Per Share (in Rs.) :-						
	(1) Basic	(0.61)	(2.60)	(3.27)	(6.66)	(12.16)	(15.61)
	(2) Diluted	(0.61)	(2.60)	(3.27)	(6.66)	(12.16)	(15.61)



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STATEMENT OF STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE THREE/ NINE MONTHS ENDED 31ST DECEMBER, 2021

(Rs. in Lakhs)

S.No.	Particulars	Three Months Ended			Nine Months Ended		Year Ended
		31.12.2021	30.09.2021	31.12.2020	31.12.2021	31.12.2020	31.03.2021
		Un-Audited			Un-Audited		Audited
I	Revenue from Operations	1861.62	1203.65	872.03	3573.89	1495.90	2440.14
II	Other Income	60.48	8.31	13.44	118.95	62.43	81.51
III	Total Revenue (I + II)	1922.10	1211.96	885.47	3692.84	1558.33	2521.65
IV	Expenses:						
	a) Cost of materials consumed	246.44	150.84	126.53	459.84	206.13	351.08
	b) Changes in inventories of finished goods, work-in progress and stock-in-trade	-	-	-	-	-	-
	c) Employee benefit expense	387.75	354.23	296.73	1075.22	885.09	1213.50
	d) Finance costs	641.61	594.07	540.28	1813.31	1653.99	2246.19
	e) Depreciation and amortization expense	183.89	187.03	353.53	558.41	1058.37	1361.55
	f) Other expenses	630.46	632.73	438.20	1618.98	974.83	1455.42
	Total expenses	2090.15	1918.90	1755.27	5525.76	4778.41	6627.74
V	Profit (Loss) before exceptional items and tax (III - IV)	(168.05)	(706.94)	(869.80)	(1832.92)	(3220.08)	(4106.09)
VI	Exceptional items	-	-	-	-	-	-
VII	Profit (Loss) before tax (V - VI)	(168.05)	(706.94)	(869.80)	(1832.92)	(3220.08)	(4106.09)
VIII	Tax expense:						
	(1) Current tax	-	-	-	-	-	-
	(2) Deferred tax	(50.05)	(200.94)	(233.26)	(536.27)	(853.66)	(1069.13)
	Total Tax Expense	(50.05)	(200.94)	(233.26)	(536.27)	(853.66)	(1069.13)
IX	Profit / (Loss) for the period from continuing operations (VII - VIII)	(118.00)	(506.00)	(636.54)	(1296.65)	(2366.42)	(3036.96)
X	Profit / (Loss) from discontinuing operations	-	-	-	-	-	-
XI	Tax expense of discontinuing operations	-	-	-	-	-	-
XII	Profit / (Loss) from discontinuing operations (after tax) (X - XI)	-	-	-	-	-	-
XIII	Profit/(Loss) for the period (IX + XII)	(118.00)	(506.00)	(636.54)	(1296.65)	(2366.42)	(3036.96)
XIV	Other Comprehensive Income						
	a. Items that will not be reclassified to Profit or Loss						
	i. Remeasurement of defined benefit plans	2.41	2.41	(3.34)	7.20	(10.02)	9.56
	ii. Tax relating to above	(0.71)	(0.71)	0.97	(2.11)	2.92	(2.78)
XV	Total Comprehensive Income (Comprising Profit/ (Loss) and other comprehensive income for the period) (XIII + XIV)	(116.30)	(504.30)	(638.91)	(1291.56)	(2373.52)	(3030.18)
XVI	Paid Up Equity Share Capital (Rs. 10 Per Share)	1973.37	1973.37	1973.37	1973.37	1973.37	1973.37
XVII	Other Equity	N.A.	N.A.	N.A.	N.A.	N.A.	15367.34
XVIII	Earning Per Share (in Rs.) :-						
	(1) Basic	(0.61)	(2.60)	(3.27)	(6.66)	(12.16)	(15.61)
	(2) Diluted	(0.61)	(2.60)	(3.27)	(6.66)	(12.16)	(15.61)



NOTES

- 1 These Standalone and Consolidated Financial Results were placed before and reviewed by the Audit Committee at its meeting held on 07th February, 2022 and approved by the Board of Directors in its meeting held on the same date. The Statutory Auditors of the Company have carried out a limited review of the aforesaid results.
- 2 The Company has only one reportable primary segment i.e. Hospitality business. Hence, No segmental reporting is applicable.
- 3 These Financial Results have been prepared in accordance with the recognition and measurement principles laid down in Ind AS prescribed under Section 133 of the Companies Act, 2013 read with the relevant rules issued thereunder and other Accounting Principles generally accepted in India.
- 4 The Consolidated Financial Results include consolidated results of Parsvnath HB Projects Private Limited, Associate of the Company (49.00% shareholding & voting power).
- 5 The Consolidated Financial Results of the Company and its associate have been prepared as per Ind AS 110 "Consolidated Financial Statements" as notified by the Ministry of Corporate Affairs.
- 6 The figures have been regrouped/ reclassified wherever considered necessary to facilitate comparison.
- 7 The Outbreak of COVID-19 pandemic globally and in India has caused significant disturbance and slowdown of economic activity. The tourism and hospitality industry has been severely impacted due to COVID-19 Pandemic and imposition of various restrictions by authorities. The revenue, profitability and liquidity position of the Company have been materially impacted due to sharp cancellations of rooms and banquet bookings. The Company expects the demand for its services to pick up, albeit at a slower pace and recovery in business to be driven by domestic leisure tourism, staycations, domestic business travel and international travel.

For HB Estate Developers Limited


ANIL GOYAL
(Director)
DIN:00001938



Place : Gurugram

Date : 07th February, 2022

Independent Auditor's Review Report on the Quarterly and year to date unaudited Consolidated Financial Results of the Company pursuant to the Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, as amended

To
**The Board of Directors of
HB ESTATE DEVELOPERS LIMITED**

1. We have reviewed the accompanying statement of unaudited consolidated financial results of IIB Estate Developers Limited ("the Holding Company") and its associates (the Holding Company and its associates together referred to as "the Group") for the quarter ended 31st December 2021 and year to date from 1st April 2021 to 31st December, 2021 ('the statement') attached herewith, being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the SEBI (Listing obligations and disclosure requirements) Regulation, 2015, as amended (the "Listing Regulations").
2. This Statement, which is the responsibility of the Holding Company's Management and approved by the Holding Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India. 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 Engagement (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the 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 provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

We also performed procedures in accordance with the Circular 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 result of the parent and the following associates:
Parsvnath HB Projects Private Limited

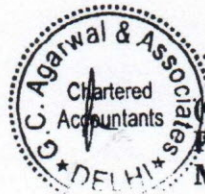


5. Based on our review conducted and procedures performed as stated in Paragraph 3 above and based on the consideration referred to in paragraph 6 below, nothing has come to our attention that causes us to believe that the accompanying statement, prepared in accordance with the recognition and measurement principles laid down in the applicable Indian Accounting Standards ("Ind AS") as specified under Section 133 of the Companies Act, 2013, as amended, read with relevant rules issued there under and other recognized accounting practices and polices has not disclosed the information required to be disclosed in terms of regulation 33 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 interim financial results/ statements and other financial information in respect of an associate which have not been reviewed by their auditor, whose interim financial results reflects Group's share of net profit of Rs. Nil and Group's share of total comprehensive income of Rs. Nil for the quarter and nine months ended 31st December, 2021. These unaudited interim financial results/ statements and other financial information have been approved and furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures in respect of the associate are based solely on such unaudited interim financial results/ statements and other financial information. In our opinion and, according to the information and explanation given to us by the management, these interim financial results/ statements and other financial information are not material to the group.

Our Conclusion on the Statement is not modified in respect of above matter.

FOR G C AGARWAL & ASSOCIATES
Chartered Accountants
Firm Registration No.: 017851N

PLACE: Delhi
DATED: 07.02.2022
UDIN: 22083820AARQYT2783



(G C AGARWAL)
Proprietor
Membership No. 083820)

Independent Auditor's Review Report on the Quarterly and year to date unaudited Standalone Financial Results of the Company pursuant to the Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, as amended

To
**The Board of Directors of
HB ESTATE DEVELOPERS LIMITED**

1. We have reviewed the accompanying statement of unaudited standalone financial results of HB Estate Developers Limited ('the Company') for the quarter ended 31st December 2021 and Year to date from 1st April 2021 to 31st December 2021 ('the statement') attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of SEBI (Listing obligations and disclosure requirements) Regulation, 2015, as amended (the "Listing Regulations").
2. This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India. 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 Engagement (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the statements free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement, prepared in accordance with the recognition and measurement principles laid down in the applicable Indian Accounting Standards ("Ind AS") as specified under Section 133 of the Companies Act, 2013 as amended 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 listing regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

FOR G C AGARWAL & ASSOCIATES
Chartered Accountants
Firm Registration No.: 017851N



(G C AGARWAL)
Proprietor
(Membership No. 083820)

Place: Delhi
Dated: 07.02.2022
UDIN: 22083820AARQMM3161