

STATEMENT OF STANDALONE UNAUDITED RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31ST DECEMBER, 2021							
[₹ in lacs except as stated otherwise]							
Sr. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31.12.21	30.09.21	31.12.20	31.12.21	31.12.20	31.03.21
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Income						
	(a) Revenue from operations	1,854.45	2,768.20	2,878.16	7,897.30	6,039.03	9,387.13
	(b) Other income	828.60	539.09	412.47	1,815.97	1,286.23	1,765.91
	Total income	2,683.05	3,307.29	3,290.63	9,713.27	7,325.26	11,153.04
2	Expenses						
	(a) Cost of construction material and components consumed	173.01	140.09	102.26	389.17	220.41	362.02
	(b) Land development costs	68.61	-	-	68.61	-	-
	(c) Construction and labour cost	634.64	683.19	501.17	2,079.87	1,377.32	1,902.89
	(d) Changes in inventories	(125.09)	194.17	522.78	320.83	1,189.22	2,407.67
	(e) Employee benefit expense	309.78	282.50	340.97	913.27	836.31	1,101.41
	(f) Finance costs	323.88	319.19	489.20	1,018.98	1,537.99	1,967.16
	(g) Depreciation and amortisation expense	23.80	23.11	18.30	68.04	67.93	85.76
	(h) Other expenses	660.92	418.75	590.25	1,346.74	1,034.03	1,527.11
	Total expenses	2,069.55	2,061.00	2,564.93	6,205.51	6,263.21	9,354.02
3	Profit from operations before tax (1-2)	613.50	1,246.29	725.70	3,507.76	1,062.05	1,799.02
4	Tax expenses						
	- Current Tax	119.60	149.01	70.25	381.01	161.63	400.08
	- Deferred Tax charge / (credit)	1.92	7.38	(2.32)	(1.28)	2.58	1.80
5	Net profit after tax (3-4)	491.98	1,089.90	657.77	3,128.03	897.84	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	(23.22)	2.01	(30.96)
	Income tax effect	1.94	1.95	(0.17)	5.84	(0.51)	7.79
7	Total comprehensive income after tax (5+6)	486.18	1,084.11	658.27	3,110.65	899.34	1,373.97
8	Paid-up equity share capital (face value ₹ 10/- per share)	4,240.93	3,555.36	3,555.36	4,240.93	3,555.36	3,555.36
9	Other equity excluding Revaluation Reserves						30,060.42
10	EPS - (Not annualised for quarters and nine months)						
	- Basic (₹)	1.19	3.06	1.85	8.34	2.53	3.93
	- Diluted (₹)	1.11	2.84	1.85	7.80	2.53	3.93
	(See accompanying notes to the financial results)						
Notes:							
1 These unaudited standalone financial results of the company for the quarter and nine months ended December 31, 2021 have been reviewed by the Audit Committee and thereafter approved by the Board of Directors at their meeting held on January 28, 2022. 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.							
2 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.							
3 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 during the previous year. 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.							
4 Pursuant to approval from shareholders at its extra ordinary general meeting held on October 04, 2021, the company has allotted shares on October 14, 2021 on preferential issue and private placement basis of 40,32,200 equity shares to HDFC Capital Affordable Real Estate Fund-1, 16,00,000 equity shares to Aura Business Ventures LLP and 12,22,500 equity shares to Aura Merchandise Private Limited at issue price of Rs.124/- per share for an aggregate consideration of Rs.84,99,82,800 in accordance with the provisions of Companies Act, 2013 read with the rules made there under and Chapter - V of Securities and Exchange Board of India ("SEBI") (Issue of Capital and Disclosure Requirements) Regulation 2018 (as amended) and other applicable laws for the time being in force.							
5 Previous period figures have been regrouped, rearranged and reclassified where necessary to conform to current period's classification.							

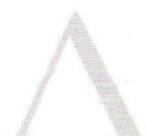
For Arvind SmartSpaces Limited

**KAMAL
SHAMLAL
SINGAL**

**Kamal Singal
Managing Director & CEO**

Digitally signed by KAMAL SHAMLAL SINGAL
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Ahmedabad
January 28, 2022



STATEMENT OF CONSOLIDATED UNAUDITED RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31ST DECEMBER, 2021							
Sr. No.	Particulars	[* in lacs except as stated otherwise]					
		Quarter Ended			Nine Months Ended		Year Ended
		31.12.21	30.09.21	31.12.20	31.12.21	31.12.20	31.03.21
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited	
1	Income						
	(a) Revenue from operations	4,293.59	2,572.32	4,445.43	9,560.77	8,476.53	
	(b) Other income	199.74	194.34	23.07	518.93	76.93	
	Total income	4,493.33	2,766.66	4,468.50	10,079.70	8,553.46	
2	Expenses						
	(a) Cost of construction material and components consumed	547.77	596.05	259.23	1,494.34	544.25	
	(b) Land development costs	956.84	1,086.57	-	2,043.41	183.08	
	(c) Construction and labour cost	2,369.32	2,626.48	1,549.53	7,216.07	2,811.40	
	(d) Changes in inventories	(2,821.84)	(4,506.89)	(585.91)	(9,825.83)	(1,150.07)	
	(e) Employee benefit expense	649.48	601.47	530.13	1,884.74	1,468.39	
	(f) Finance costs	436.76	502.02	673.21	1,556.41	2,047.78	
	(g) Depreciation and amortisation expense	33.19	32.09	25.22	94.62	88.17	
	(h) Other expenses	1,390.49	1,488.84	1,248.00	4,045.34	2,052.66	
	Total expenses	3,562.01	2,426.63	3,699.41	8,509.10	8,045.66	
3	Profit from operations before share of joint ventures and tax (1-2)	931.32	340.03	769.09	1,570.60	507.80	
4	Share of profit/(loss) of joint ventures	(0.17)	(0.01)	(0.22)	(0.21)	(0.17)	
5	Profit from operations before tax (3-4)	931.15	340.02	768.87	1,570.39	507.63	
6	Tax expenses						
	- Current Tax (net)	312.44	539.10	329.57	1,674.44	446.87	
	- Deferred Tax charge / (credit)	26.42	(433.65)	(94.26)	(1,157.44)	(177.49)	
7	Net profit after tax (5-6)	592.29	234.57	533.56	1,053.39	238.25	
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	(23.22)	2.01	
	Income tax effect	1.94	1.95	(0.17)	5.84	(0.51)	
9	Total comprehensive income after tax (7+8)	586.49	228.78	534.06	1,036.01	239.75	
	Net profit for the period						
	Attributable to:						
	Equityholders of the company	591.96	269.15	503.66	1,110.77	217.55	
	Non-controlling interest	0.33	(34.58)	29.90	(57.38)	20.70	
	Other comprehensive income for the period						
	Attributable to:						
	Equityholders of the company	(5.80)	(5.79)	0.50	(17.38)	1.50	
	Non-controlling interest	-	-	-	-	-	
	Total comprehensive income for the period						
	Attributable to:						
	Equityholders of the company	586.16	263.36	504.16	1,093.39	219.05	
	Non-controlling interest	0.33	(34.58)	29.90	(57.38)	20.70	
10	Paid-up equity share capital (face value ₹ 10/- per share)	4,240.93	3,555.36	3,555.36	4,240.93	3,555.36	
11	Other equity excluding Revaluation Reserves					27,579.95	
12	EPS - (Not annualised for quarters and nine months)						
	- Basic (₹)	1.43	0.71	1.42	2.96	0.61	
	- Diluted (₹)	1.34	0.65	1.42	2.77	0.61	
	(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") and joint ventures for the quarter and nine months ended December 31, 2021 have been reviewed by the Audit Committee and thereafter approved by the Board of Directors at their meeting held on January 28, 2022. 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.							
2. The Group'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.							
3. The COVID-19 pandemic has disrupted various business operations due to various emergency measures and directives imposed by the governments. The operations of the Group were impacted briefly during the previous year. The Group continued with its operations in a phased manner in line with directives from the authorities. The Group has made a detailed assessment of its liquidity positions and business operations and its possible effect on the carrying value of assets. The Group 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 Group will continue to monitor any material changes to future economic condition and its impact, if any.							
4. Pursuant to approval from shareholders at its extra ordinary general meeting held on October 04, 2021, the company has allotted shares on October 14, 2021 on preferential issue and private placement basis of 40,32,200 equity shares to HDFC Capital Affordable Real Estate Fund-1, 16,00,000 equity shares to Aura Business Ventures LLP and 12,22,500 equity shares to Aura Merchandise Private Limited at issue price of Rs.124/- per share for an aggregate consideration of Rs.84,99,82,800 in accordance with the provisions of Companies Act, 2013 read with the rules made there under and Chapter - V of Securities and Exchange Board of India ("SEBI") (Issue of Capital and Disclosure Requirements) Regulation 2018 (as amended) and other applicable laws for the time being in force.							
5. Standalone information :							
The standalone financial results for the quarter and nine months ended December 31, 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.							
		Quarter Ended			Nine Months Ended		Year Ended
Particulars	31.12.21	30.09.21	31.12.20	31.12.21	31.12.20	31.03.21	
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited	
Revenue	1,854.45	2,768.20	2,878.16	7,897.30	6,039.03	9,387.13	
Profit before tax	613.50	1,246.29	725.70	3,507.76	1,062.05	1,799.02	
Profit for the period	491.98	1,089.90	657.77	3,128.03	897.84	1,397.14	
Other comprehensive income (net of tax)	(5.80)	(5.79)	0.50	(17.38)	1.50	(23.17)	
Total comprehensive income for the period	486.18	1,084.11	658.27	3,110.65	899.34	1,373.97	
6. 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 Managing Director & CEO Ahmedabad January 28, 2022							

