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CIN: L70101DL2005GOI132162
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HEMISPHERE PROPERTIES INDIA LIMITED
(A Government of India Enterprise)

हेमीस्फेयर प्रॉपर्टीज इंडिया लिमिटेड
(भारत सरकार का उपक्रम)

HPIL/BS/Stx/2021-22

Dated: 12.11.2021

To,
Manager,
Listing Department
BSE Limited,
P.J. Towers, Dalal Street
Mumbai: 400 001

To,
Manager
Listing Department
National Stock Exchange of India Limited
"Exchange Plaza", Plot No. C/1, G Block,
Bandra Complex, Bandra (E),
Mumbai -400 051

Script Code: 543242

Symbol: HEMIPROP

Subject: Intimation of outcome of Board Meeting under SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015 ("SEBI Listing Regulations")

This is to inform that the Board of Directors of the Company has at their Meeting held on Friday, 12 November 2021 i.e. today, inter alia, considered and approved the following:

1. The Unaudited Standalone Financial results for the quarter and half year ended on September 30, 2021 in pursuant to Regulation 33 read with Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
2. M/s Dhruv Aggarwal & Co, LLP, Statutory Auditor of the Company have issued the Limited Review Report in respect of the unaudited Financial Results (Standalone) for quarter and half year ended September 30, 2021.
3. Allotment of 3,00,00,000 (Three crore only) Non-Cumulative Redeemable Preference shares ("NCRPS") of Rs 10 /- each ("Tranche-2 NCRPS") at par aggregating to Rs.30,00,00,000/- only (Rupees Thirty Crore Only) on Private placement basis to the Promoter of Company i.e President of India acting through Ministry of Housing & Urban Affairs. The shares are unlisted and the pricing and terms relating to the issue of shares will remain consistent with prior disclosures.

The Copy of the aforesaid results along with Limited Review Report on the aforesaid Results is enclosed. Please note that the meeting of Board of Directors was commenced at 2.30 P.M. and concluded at 03.45 P.M.

Thanking you,

For *Hemisphere Properties India Limited*



Lubna
Company Secretary & Compliance Officer

Independent Auditor's Review Report on the Half Yearly and Year to Date Unaudited Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

LIMITED REVIEW REPORT

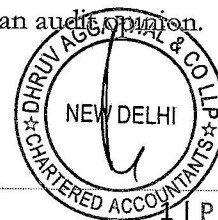
To,
The Board of Directors
Hemisphere Properties India Limited

Introduction

1. We have reviewed the accompanying statement of Unaudited Financial Results of Hemisphere Properties India Limited ('the Company') for the Half Year ended on September 30, 2021 being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the "Listing Regulations, 2015") (as amended), including relevant Circulars issued by SEBI from time to time.
2. This statement is the responsibility of the Company's Management and has been approved by its Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard for Interim Financial Reporting (Ind AS-34), prescribed under Section 133 of the Companies Act, 2013 read with relevant provisions thereunder and accounting principles generally accepted in India. Our responsibility is to issue a report on these financial statements based on our review.

Scope of 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 specified under section 143(10) of the companies Act, 2013. 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. Accordingly, we have not performed an audit and we do not express an audit opinion.




Conclusion

4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with applicable Indian Accounting Standards as prescribed under section 133 of the Companies Act, 2013 read with relevant rules issued there under and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with circular No. CIR/CFDCMD 1/44/2019 dated March 29, 2019 including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Dhruv Aggarwal & Co. LLP

Chartered Accountants

Firm Registration Number -N500365/ 005469N


Aman Arora

Designated Partner

Membership No. 550485



Place: - New Delhi

Date: 12th November 2021

UDIN: 21550485AAAAFA3292

HEMISPHERE PROPERTIES INDIA LIMITED

CIN : U70101DL2005GOI132162

Statement of Assets and Liabilities

(For Half year Ended on 30 September 2021)

(₹ in Lakhs)

Particulars	As at September 30,2021 (Unaudited)	As at March 31,2021 (Audited)
ASSETS		
Non-current Assets		
(a) Property, plant and equipment	1.01	1.26
(b) Capital work in progress	-	-
(c) Investment Property	65,971.34	65,116.34
(d) Intangible Assets	28,194.15	28,194.15
(e) Deferred Tax Assets	291.21	291.21
Total Non-current assets	94,457.72	93,602.97
Current Assets		
(a) Financial Assets		
(i) Cash and cash equivalents	2.11	10,000.10
(ii) Other Bank Balance	12,286.28	3,908.95
(iii) Other Financial Asstes	25.83	26.57
(b) Current Tax Assets(Tax)	5.68	2.73
(c) Other current assets	362.33	55.78
Total current Assets	12,682.22	13,994.12
Miscellaneous Assets	-	260.25
TOTAL ASSETS	1,07,139.93	1,07,857.33
Particulars	As at September 30,2021 (Unaudited)	As at March 31,2021 (Audited)
EQUITY AND LIABILITIES		
EQUITY		
(a) Equity share capital	28,500.00	28,500.00
(b) Other equity	6,923.95	9,162.75
	35,423.95	37,662.75
LIABILITIES		
Non-current liabilities		
(a) Financial liabilities		
(i) Borrowings	5,151.06	3,700.00
Total Non Current Libilities	5,151.06	3,700.00
Current Liabilities		
(a) Financial liabilities		
(i) Borrowings	500.00	400.00
(b) Other Financial Liabilities	66,056.71	66,054.56
(c) Other Current Liabilities	8.21	40.02
Total Current Liabilities	66,564.93	66,494.57
TOTAL EQUITY AND LIABILITIES	1,07,139.93	1,07,857.33



HEMISPHERE PROPERTIES INDIA LIMITED

CIN : U70101DL2005GO1132162

STATEMENT OF PROFIT AND LOSS FOR THE YEAR QUARTER AND SIX MONTHS ENDED AS ON 30th SEPTEMBER 2021

(₹ in Lakhs)

Particulars	Quarter Ended			Six Months Ended		Year Ended
	30 September 2021 (unaudited)	30 June 2021 (unaudited)	30 September 2020 (unaudited)	30 September 2021 (unaudited)	30 September 2020 (unaudited)	31 March 2021 (audited)
Revenue :						
I. Revenue from operations	-	-	-	-	-	-
II. Other income	26.17	30.00	2.47	56.17	6.06	36.50
III. Total Income (I + II)	26.17	30.00	2.47	56.17	6.06	36.50
IV. Expenses:						
Employee benefits expenses	7.35	3.95	2.70	11.30	5.40	10.80
Finance costs	138.93	119.68	6.60	258.61	13.19	131.68
Depreciation, amortization and impairment	0.13	20.65	20.58	20.78	41.08	82.31
Other Expenses	368.07	141.28	11.16	509.34	88.39	820.08
Total Expenses (IV).	514.48	285.55	41.04	800.03	148.06	1,044.88
V. Profit/loss Before exceptional items and Tax (III - IV)	-488.30	-255.55	-38.57	-743.86	-142.00	-1,008.38
VI. Exceptional items	-	-	-	-	-	-
VII. Profit/(Loss) before tax (V - VI)	-488.30	-255.55	-38.57	-743.86	-142.00	-1,008.38
VIII. Tax expense:						
(1) Current tax						
- For the year						-
- For earlier years (net)						-
(2) Deferred tax (net)	51.34	-66.44	-10.03	-0.00	-36.92	-263.04
Total Tax Expense (VIII)	51.34	-66.44	-10.03	-0.00	-36.92	-263.04
IX. Profit/(loss) for the period from continuing operation (VII - VIII)	-539.64	-189.11	-28.54	-743.86	-105.08	-745.34
X. Profit/(loss) from discontinued operations						-
XI. Tax Expense of discontinued operations						-
XII. Profit/(loss) from discontinued operations (after tax) (X-XI)						-
XIII. Profit/(loss) for the period (IX+XII)	-539.64	-189.11	-28.54	-743.86	-105.08	-745.34
XIV. Other Comprehensive Income						
XV. Total Comprehensive Income for the period	-539.64	-189.11	-28.54	-743.86	-105.08	-745.34
XVI. Earnings Per Equity Share:						
(1) Basic	-0.19	-0.07	-0.01	-0.26	-0.04	-0.26
(2) Diluted	-0.19	-0.07	-0.01	-0.26	-0.04	-0.26



M/S HEMISPHERE PROPERTIES INDIA LIMITED

CIN : U70101DL2005GOI132162

UNAUDITED CASH FLOW STATEMENT FOR THE HALF YEAR ENDED 30TH SEPTEMBER, 2021

(₹ in Lakhs)

PARTICULARS	For Half year ended September 30,2021	For Half year ended September 30,2020	For the year ended 31 March 2021
A. CASH FLOW FROM OPERATING ACTIVITIES			
Net Profit/ (Loss) before tax as per Profit & Loss Account	-743.86	-142.00	-1,008.38
Adjusted for:-			
Add: Non Cash Debits	296.33	-	-
Goodwill	-	-	-
Miscellaneous Expenses written off	20.52	41.00	82.00
Depreciation	0.25	0.08	0.32
Loss/(Profit) on Sale of Assets	-	-	-
Interest Income	-56.17	-6.06	-36.50
Interest and Finance Charges	202.50	13.19	131.68
	463.44	48.21	177.50
Operating Profit before Working Capital Changes	-280.42	-93.79	-830.88
Adjusted for:-			
(Increase) /Decrease in other financial assets	0.74	-5.42	-24.63
(Increase) /Decrease in other current assets	-306.55	-2.41	-46.46
(Increase)/ Decrease in other financial liabilities	2.15	35.43	65,944.12
Increase/ Decrease in other current liabilities	-31.80	-4.94	33.43
	-335.46	22.66	65,906.46
Cash generated from Operations	-615.87	-71.12	65,075.58
Taxes (Paid)/ Refund	-2.95	0.74	0.68
Net Cash from Operating Activities	-618.82	-70.38	65,076.26
B. CASH FLOW FROM INVESTING ACTIVITIES			
(Increase)/Decrease in Property Plant and Equipment	-	-1.41	14.76
(Increase)/Decrease in Investment Property	-855.50	-	-65,116.34
(Increase)/ Decrease in Capital WIP	-	-	73.29
Interest Income	56.17	6.06	36.50
Net Cash Flow from/ (used in) Investing Activities	-799.33	4.65	-64,991.79
C. CASH FLOW FROM FINANCING ACTIVITIES			
Increase in Share Capital Including Share Premium	-	-	-
Preference Share Application Money (Pending for Allotment)	-	-	10,000.00
Other Changes in Miscellaneous Assets	-	-	-73.29
Increase/ (Decrease) in Non-Current Borrowings	-	-	3,600.00
Increase/ (Decrease) in Current Borrowings	-	9.62	109.20
Interest and Finance Charge	-202.50	-13.19	-131.68
Net Cash from/ (used in) Financing Activities	-202.50	-3.57	13,504.22
Net Increase / (Decrease) in Cash and Cash Equivalents	-1,620.66	-69.31	13,588.69
Opening Balance of Cash & Cash Equivalents	13,909.04	320.35	320.35
Closing Balance of Cash & Cash Equivalents	12,288.39	251.05	13,909.04



M/S HEMISPHERE PROPERTIES INDIA LIMITED

Notes to the financial statement as on September 30, 2021

1. The above unaudited financial results for the quarter ended on 30.09.2021, duly reviewed and recommended by Audit Committee of Company and taken on record by the Board of Directors at their meeting held on 12.11.2021
2. The unaudited financial results for the quarter ended on 30.09.2021 have been subject to limited review by the Auditor of the company.
3. The financial statements are prepared in compliance with Indian Accounting Standards, "Ind-AS" prescribed under Section 133 of the Companies Act, 2013 read with relevant rules thereunder and in terms of Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) and SEBI circular dated 5th July 2016.
4. The company is engaged in the business of Real Estate. In the context of Ind AS 108 on 'Segment Reporting', the results are considered to constitute a single reportable primary / business segment.
5. During the period under review, the Company has paid an amount of Rs. 8.55 crores as Stamp Duty on Adjudication of Order of Demerger under Indian Stamp Act, 1899, which has been capitalized in the Cost of Investment Properties in view of the provision of Ind-AS- 40 for Investment Properties.
6. The provisions for Income Tax/ Deferred Tax is being assessed/ computed by the Company annually and not on quarterly/ half-yearly basis in the Interim Financials (Unaudited Results).
7. Comparative figures have been regrouped / re-casted/ rearranged wherever deemed necessary to confirm to current period classification.

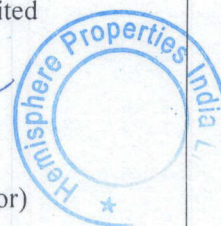
For Hemisphere Properties India Limited



D Thara

(Chairperson & Managing Director)

DIN: 01911714



Place : New Delhi

Date : 12.11.2021