

ANNUAL REPORT



2019-2020



CONTENTS

03 LIVE BETTER

13 ABOUT ELDECO

21 CMD MESSAGE

STATUTORY REPORT

25 Management Discussion and Analysis Report

35 Notice of the 35th Annual General Meeting

42 Directors' Report

64 Report on Corporate Governance

FINANCIAL STATEMENTS

Standalone

80 Independent Auditors' Report

86 Balance Sheet

88 Profit and Loss Account

89 Cash Flow Statement

92 Notes

Consolidated

135 Independent Auditors' Report

140 Balance sheet

142 Profit and Loss Account

143 Cash Flow Statement

146 Notes

180 Financial Information of Subsidiary Companies (AOC-1)



Amidst the Covid-19 pandemic, a home continues to serve as the safest and most reliable asset for every single one of us. An ideal home can become strong roots for all the aspects of our life, including career, relationships, entertainment, financial security, safety and more. Eldeco has always aspired to become the facilitator of such ideal homes.

At Eldeco, we keep our customers at the epicentre of everything we do. We commit to transform our customers' dreams and aspirations into a reality. We have always inched towards creating a holistic experience



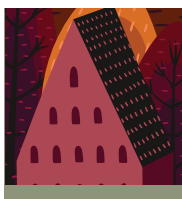


Eldeco Eternia, Sitapur Road, Lucknow

for our residents. Our innovative thought processes paired with unparalleled breadth of experience have allowed us to set new standards of excellence.

The building blocks of Eldeco's projects are aesthetic beauty, abundance of amenities, environment-friendly features and unarguably the best returns on investment for our residents.

With Eldeco, our residents are guaranteed a better life that they rightfully deserve. We do so by giving our residents a home with better lifestyle, better comfort and better value.



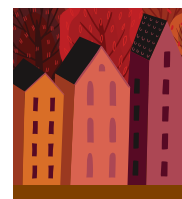
DESIGN



COMFORT



SAFETY



VALUE

— LIVE BETTER —



A home is not just a place to live, it is a feeling of belonging somewhere and a dream of spending life with family and friends. We strive to provide a better lifestyle to our residents by creating homes for their dreams and aspirations in mind.

Eldeco properties are designed and developed with pleasing architectural styles. The interiors shine with a duo of eco friendly and functional design. Highly experienced designers and

architects give our residents a home they always dreamed of.

We ensure the surrounding areas are dense with natural environment, providing central lawns and rows of trees across the complex allow residents to take in fresh air with every breath. We can proudly say that our housing complexes are green enough to give families a healthy atmosphere.



Architecture
Grandeur



Eldeco Regalia, Off IIM Road, Lucknow

Safety is kept in prime focus even before the construction begins. The quality of construction material and security system adheres strictly to our safety codes. With all the security features Eldeco properties are equipped with, residents are assured a good night sleep without any worries.

Beautiful & functional design, natural surroundings and safety measurements uplifts the overall lifestyle of the Eldeco residents.



Green
Landscapes



Spatial
Excellence



Eldeco Samriddhi, Udyan II, Raebareli Road, Lucknow



Functional
Design



Eco Friendly
Designs

Better Comfort

Eldeco properties are known for their abundance of amenities. We have always thrived to build spaces that not only give comfort to the residents but also inspire them to reach extraordinary heights.

Individual houses and apartments are carefully designed to give our residents the best of modernity and functionality. The houses and apartments feature ample of usable space for maximum comfort.

Several Eldeco properties are equipped with outdoor and indoor entertainment areas including clubs, pool, gardens, kids' area, gym and more. Few projects also provide in-house departmental stores for the convenience of residents.



Indoor &
Outdoor
Entertainment



Kids corner



Eldeco Shaurya, Bijnore Road, Lucknow



Parks



It's our unwavering endeavour to provide basic necessities at convenient distance to our customers. Our projects provide easy access to various neighbourhood conveniences viz. schools, business parks, malls, public transport, national highways and more.



Departmental Stores



Accessibility

Better Value

We, at Eldeco, surpass our customer's expectations by ensuring the best possible value returns for their investments. We aim to continue designing great houses at affordable prices so everyone can access their dream home.

Buying a home is both, emotionally and financially demanding dream. To make this dream within the reach of one and all, we have kept the ticket size of our product offerings in the affordable range of around Rs. 40 - 45 lakhs. Along with economical pricing, we also



Upliftment in
Lifestyle



Affordable
Price Range

