
INDEPENDENT AUDITOR'S REPORT TO THE BOARD OF DIRECTORS OF RODIUM REALTY LIMITED

1. We have audited the accompanying Statement of Standalone Financial Results of RODIUM REALTY LIMITED ("the Company") for the year ended 31st March, 2018 ("the Statement"), being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as modified by Circular No.CIR/CFD/FAC/62/2016 dated July 5, 2016.
2. This Statement is the responsibility of the Company's Management and is approved by the Board of Directors. The statement, as it relates to the quarter ended 31st March, 2018, has been compiled from the related standalone financial statements prepared in accordance with Indian Accounting Standard 34 "Interim Financial Reporting" and are the balancing figures between the audited figures in respect of the full financial year and year-to-date figures up to the third quarter of the financial year, subjected to Limited Review (Refer Note 3) and as it relates to the year ended 31st March, 2018 has been compiled from the related annual standalone financial statements prepared in accordance with the Indian Accounting Standards prescribed under Section 133 of the Companies Act, 2013 read with relevant Rules issued there under and other accounting principles generally accepted in India. Our responsibility is to express an opinion on these standalone financial results based on our audit of such standalone financial statements for the year ended 31st March, 2018 and our review of standalone financial results for the quarter ended 31st March, 2018.
3. We conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the Statement is free from material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the statement. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the statement, whether due to fraud or error.

In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation and fair presentation of the statement in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on whether the company has in place an adequate internal financial controls system over financial reporting and the operating effectiveness of such controls. An audit also includes evaluating appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors, as well as evaluating the overall presentation of the statement.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

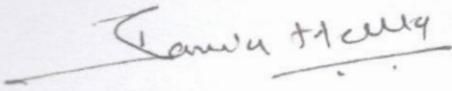


4. In our opinion and to the best of our information and according to the explanations given to us, the standalone financial results:

- i. is presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as modified by Circular No.CIR/CFD/FAC/62/2016 dated July 5, 2016; and
- ii. gives a true and fair view in conformity with the aforesaid Indian Accounting Standards and other accounting principles generally accepted in India, of the profit and total Comprehensive Income and other financial information of the Company for the year ended 31st March, 2018.

5. The Statement includes the results of the Quarter ended 31st March, 2017 being the balancing figure between audited figures in respect of the full financial year and the published year to date figures up to the third quarter of the previous financial year which were subject to limited review.

For M M Nissim & Co.
Chartered Accountants
(Reg. No. 107122W)


(Samir Mehta)
Partner
Mem. No. 043086
Mumbai, 26th May, 2018.



INDEPENDENT AUDITOR'S REPORT TO THE BOARD OF DIRECTORS OF RODIUM REALTY LIMITED

1. We have audited the accompanying Statement of Consolidated Financial Results of RODIUM REALTY LIMITED (hereinafter referred to as "the Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group"), for the year ended 31st March, 2018 ("the Statement"), being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as modified by Circular No.CIR/CFD/FAC/62/2016 dated July 5, 2016.
2. This Statement is the responsibility of the Holding Company's Management and is approved by the Board of Directors. This statement, as it relates to the year ended 31st March, 2018 has been compiled from the related consolidated financial statements which has been prepared in accordance with the Indian Accounting Standards prescribed under Section 133 of the Companies Act, 2013 read with relevant Rules issued there under and other accounting principles generally accepted in India. Our responsibility is to express an opinion on the Statement based on our audit of such consolidated financial statements.
3. We conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the Statement is free from material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the statement. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the statement, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation and fair presentation of the statement in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on whether the company has in place an adequate internal financial controls system over financial reporting and the operating effectiveness of such controls. An audit also includes evaluating appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors, as well as evaluating the overall presentation of the statement.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

4. Our opinion on the Statement is not modified in respect of the above matter with regard to our reliance on the work done and the report of the other auditor.
5. In our opinion and to the best of our information and according to the explanations given to us, and based on the consideration of the reports of the other auditor referred to in Paragraph 4 above, the Statement;



i. includes the results of entities as given below:

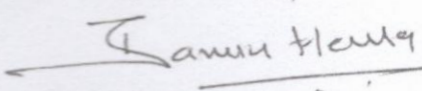
Rodium Housing Private Limited
Readystage LLP
Contour Developers LLP
81 Estates LLP

ii. is presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as modified by Circular No.CIR/CFD/FAC/62/2016 dated July 5, 2016; and

iii. gives a true and fair view in conformity with the aforesaid Indian Accounting Standards and other accounting principles generally accepted in India, of the profit, total comprehensive income and other financial information of the Group for the year ended 31st March 2018.

6. We did not audit the financial statements of certain subsidiaries included in the consolidated financial results, whose financial statements reflect total assets of Rs. 1,44,83,720 as at 31st March 2018, total revenues of Rs. 92,52,287, total net loss after tax of Rs. 5,07,917 and total comprehensive loss of Rs. 5,07,917 for the year ended on that date, as considered in the consolidated financial results. These financial statements have been audited by the other auditor whose report has been furnished to us by the Management and our opinion, on the Statement, in so far as it relates to the amounts and disclosures included in respect of the subsidiary, is based solely on the report of the other auditor.

For M. M. NISSIM & CO
Chartered Accountants
(Firm Regn. No. 107122W)


(Samir Mehta)
Partner

Mem. No.: 043086

Mumbai, 26th May, 2018





Rodium Realty Ltd.

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May 26, 2018

To,
BSE Limited,
Dept. of Corporate Services
Phiroze Jeejeebhoy Towers,
Dalal Street, Fort,
Mumbai – 400001

Dear Sir/Madam,

Sub: Outcome of the board meeting-Audited Financial Results and Audit Report for the quarter and the financial year ended March 31, 2018

Ref: Scrip code no: 531822

Pursuant to Regulation 33 of SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015, we herewith submit the Audited Financial Results for the quarter and financial year ended March 31, 2018, Statement of Assets and Liabilities as on March 31, 2018, Declaration with respect to Audit Report with unmodified opinion and the Auditor's Report by the Auditors, M/s. M.M. Nissim & Co., which were approved by the Board of Directors of the Company at its Meeting held today, that commenced at 2.30 p.m. and concluded at 4.30 p.m.

Further, please be informed that the Board has declared a Preference Dividend at the rate of 9% (Rs. 0.90/- per Preference Share) on Preference Share Capital for the financial year ended March 31, 2018 and has recommended a dividend of Rs. 0.80/- per Equity share of Rs. 10/- each (8%) for the financial year ended March 31, 2018. The said dividend shall be subject to approval by the members at the ensuing Annual General Meeting.

We request you to kindly take the same on record.

For Rodium Realty Limited


Tulsi Rajput

Company Secretary & Compliance Officer
A42122



Encl: A/a.

CIN - L85110MH1993PLC206012

Corporate Office / Registered Office:-

401 / 402 / 501 X' Cube, Plot # 636, Opp. Fun Republic Theatre, Off Link Road, Andheri West, Mumbai - 400 053, India

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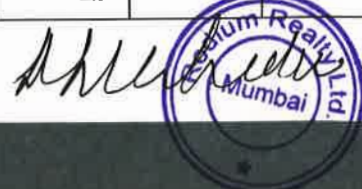


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Rodium Realty Limited
Statement of Financial Results for the Quarter and Year Ended March 31, 2018

(Rs. in Lacs) Except EPS

		Standalone				Consolidated		
Sr. No.	Particulars	Quarter ended			Year Ended			
		(31/03/2018)	(31/12/2017)	(31/03/2017)	(31/03/2018)	(31/03/2017)	(31/03/2018)	(31/03/2017)
		Unaudited (Refer Note 3)			Audited	Audited	Audited	Audited
1	Income from Operations							
	Revenue from operations (gross)	1,311.79	750.87	2,213.37	2,901.94	4,935.88	2,901.94	4,935.88
2	Other Income	39.70	52.48	70.74	189.30	145.67	185.46	143.43
3	Total revenue(1+2)	1,351.49	803.35	2,284.11	3,091.24	5,081.55	3,087.40	5,079.31
4	Expenses							
	(a) Cost of Development and Construction	1,166.90	726.87	931.84	3,527.32	1,457.42	3,619.91	1,459.24
	(b) Changes in inventories of finished goods, work in progress and stock in trade.	(77.16)	(168.02)	1,162.06	(1,130.80)	2,815.44	(1,223.39)	2,813.61
	(c) Employee benefits expenses	33.07	24.08	34.46	103.58	82.82	103.58	82.82
	(d) Finance Costs	25.21	11.96	32.64	179.88	209.83	179.88	209.83
	(e) Depreciation and amortisation expense	3.20	3.14	2.07	11.94	8.61	11.94	8.61
	(f) Other expenditure	51.12	114.28	140.50	328.05	368.86	328.68	369.41
	Total Expenses	1,202.34	712.32	2,303.57	3,019.98	4,942.98	3,020.61	4,943.53
5.	Profit/(Loss) from ordinary activities before tax(3-4)	149.15	91.03	(19.46)	71.27	138.57	66.80	135.78
6	Exceptional items	-	-	-	-	-	-	-
7	Profit/(Loss) from Ordinary Activities before tax (5-6)	149.15	91.03	(19.46)	71.27	138.57	66.80	135.78
8	Tax Expense (including deferred tax and earlier year adjustment	32.44	27.71	(29.23)	40.31	55.16	40.31	55.16
9	Net Profit/(Loss) from Ordinary Activities after tax (7-8)	116.71	63.32	9.77	30.95	83.41	26.48	80.62
10	Other comprehensive income (OCI)							
	(a) The items that will not be reclassified to profit and loss.	6.03	(1.71)	(1.71)	0.91	(6.83)	0.91	(6.83)
	(b) Income tax relating to items that will not be reclassified to profit or loss.	(1.84)	0.53	0.53	(0.25)	2.26	(0.25)	2.26
11	Net Profit for the period	120.90	62.14	8.59	31.61	78.84	27.14	76.05
12	Paid-up equity share capital (face value of Rs.10/-)	324.79	324.79	324.79	324.79	324.79	324.79	324.79
13	Earnings Per Share (EPS)							
	Basic	3.59	1.95	0.30	0.95	2.57	0.82	2.48
	Diluted	3.59	1.95	0.30	0.95	2.57	0.82	2.48


 Rodium Realty Ltd.
 Mumbai

CIN - L85110MH1993PLC206012

Corporate Office / Registered Office:-

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Statement of Assets and Liabilities as at March 31, 2018

(Rupees in Lakhs)

Particulars	Standalone		Consolidated	
	As at 31 March 2018	As at 31 March 2017	As at 31 March 2018	As at 31 March 2017
ASSETS				
Non-Current Assets				
Property, Plant and Equipment	25.46	24.96	25.46	24.96
Other Intangible Assets	2.41	4.33	2.41	4.33
Financial Assets;				
- Investments	224.66	148.45	145.24	147.45
- Others financial assets	805.00	805.00	805.00	805.00
Deferred Tax Assets (Net)	10.76	37.37	10.76	37.37
Other non-current assets	3.00	3.00	3.00	3.00
Current Assets				
Inventories	6,857.67	5,726.87	6,952.09	5,728.70
Financial Assets;				
- Investments	143.00	556.76	143.00	556.76
- Trade Receivables	1,776.82	1,028.16	1,776.82	1,028.16
- Cash and cash Equivalents	190.51	53.55	202.68	53.84
- Bank balances other than cash and cash equivalents	470.64	636.45	470.64	636.45
- Loans	188.84	82.70	156.83	50.70
- Others financial assets	63.75	57.45	57.88	55.03
Current Tax Assets (Net)	64.49	44.29	64.49	44.29
Other current assets	477.88	368.19	513.54	397.23
TOTAL ASSETS	11,304.89	9,577.53	11,329.84	9,573.27
EQUITY AND LIABILITIES				
Equity				
Equity Share Capital	344.50	344.50	344.50	344.50
Other Equity	746.92	754.40	737.59	749.43
Total Equity	1,091.41	1,098.90	1,082.09	1,093.93
Non Controlling Interest			28.66	-
LIABILITIES				
Non-Current Liabilities				
Financial Liabilities				
- Borrowings	3,078.99	1,796.87	3,078.99	1,796.87
Provisions	32.19	23.08	32.19	23.08
Current Liabilities				
Financial Liabilities				
- Borrowings	4,489.14	4,483.58	4,489.14	4,483.58
- Trade Payables	528.57	321.91	531.43	322.37
- Other Financial Liabilities	1,998.12	1,769.89	1,998.48	1,769.89
Other Current Liabilities	83.63	81.08	86.03	81.33
Provisions	2.83	2.22	2.83	2.22
Total Liabilities	10,213.48	8,478.63	10,219.09	8,479.34
TOTAL EQUITY AND LIABILITIES	11,304.89	9,577.53	11,329.84	9,573.27

[Signature]

Rodium Realty Ltd.
Mumbai

CIN - L85110MH1993PLC206012

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Notes:

1	The above results have been reviewed by the Audit Committee and taken on record by the Board of Directors at their Meeting held on May 26, 2018. The Financial Results are in accordance with the Indian Accounting Standards (Ind-AS) as prescribed under Section 133 of the Companies Act, 2013.
2	The format for unaudited quarterly results as prescribed in SEBI's circular CIR/CFD/CMD/15/2015 dated November 30, 2015 has been modified to comply with the requirements of SEBI's circular dated July 5, 2016, Ind- AS and Schedule III (Division II) to the Companies Act, 2013 which are applicable to companies that are required to comply with Ind- AS.
3	The Ind AS compliant financial results for the Quarter ended March 31, 2017 and March 31, 2018 have neither been audited nor reviewed by the statutory auditors and are the balancing figures between the audited figures in respect of full financial year and the year to date figures up to the third quarter which was subjected to limited review by the Auditors. However, the Management has exercised necessary due diligence to ensure that the said financial results provide a true and fair view of its affairs.
5	The Company's operations fall under a single segment viz. "Real Estate", hence no separate disclosure of segment information in line with Indian Accounting Standard (Ind-AS) 108 on "Operating Segment" is required.
6	The Company has adopted Indian Accounting Standards (Ind AS) from April 1, 2017. Accordingly, the financial results for the Quarter and Year ended March 31, 2018, have been prepared following the Ind AS recognition and measurement principles. The Financial Results for the Quarter and Year ended March 31, 2017 have been restated based on the Ind AS principles.
7	The Boards of Directors recommended dividend of Rs. 0.90 per preference share & Rs.0.80 per Equity Shares respectively for the Financial Year 2017-2018. The payment is subject to approval of the shareholders in the ensuing Annual General Meeting.
8	Reconciliation of the net profit for the quarter and year ended March 31, 2017 as reported under previous GAAP and now under Ind AS is as follows:

	Standalone		Consolidated
	Quarter Ended 31.03.2017	Year ended 31.03.2017	Year ended 31.03.2017
Net Profit as per Previous GAAP	(15.45)	189.73	186.94
Remeasurement of Defined Benefit Plans	1.71	6.83	6.83
Finance Cost of Debt Portion of Financial Instrument	-	(75.83)	(75.83)
Effect of fair value measurement of financial Assets	18.07	(52.38)	(52.38)
Deferred Taxes	5.44	15.06	15.06
Net Profit for period under Ind AS	9.77	83.41	80.62
Other comprehensive income (OCI)	(1.18)	(4.57)	(4.57)
Total comprehensive income as per Ind AS	8.59	78.84	76.05

8	Reconciliation of Equity as at March 31, 2017	As At 31-03-2017	
		Standalone	Consolidated
	Total Equity as per Indian GAAP	832.52	827.55
	Effect of Fair Value measurement of Finanacial Asset	(3.44)	(3.44)
	Finance Cost of Debt Portion of Financial Instrument	(75.82)	(75.82)
	Deferred Tax on above	1.14	1.14
	Total Adjustment	(78.12)	(78.12)
	Total Equity as per Ind AS	754.40	749.43

For Rodium Realty Limited

DEEPAK CHHEDA
Chairman & Managing Director

DIN: 00419447

Place: Mumbai

Date 26-May-18

CIN - L85110MH1993PLC206012

Corporate Office / Registered Office:-

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Rodium Realty Ltd.

Perspective To Perfection

May 26, 2018

To,
BSE Limited,
Dept. of Corporate Services
Phiroze Jeejeebhoy Towers,
Dalal Street, Fort,
Mumbai – 400001

Dear Sir/Madam,

**Sub:Declaration with respect to Audit Report with unmodified opinion to the Audited
Financial Results for the financial year ended March 31, 2018**

Ref:Scrip code no: 531822

The Company hereby declares that the Audited Financial Results for the financial year ended March 31, 2018, which have been approved by the Board of Directors of the Company at their meeting held today, i.e., May 26, 2018, the Statutory Auditors have not expressed any modified opinion(s) in their Audit Report.

The above declaration is made in pursuance to Regulation 33(3)(d) of Securities Exchange and Board of India (Listing Obligations and Disclosures Requirements) Regulations, 2015.

We request you to kindly take the same in record.

For Rodium Realty Ltd.

Rohit Dedhia
Whole-Time Director



For Rodium Realty Ltd.

Mehul Nisar
Chief Financial Officer



CIN - L85110MH1993PLC206012

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