



HDIL Creating Value

Microstructures | Megastructures | Infrastructure
Housing Development and Infrastructure Ltd.



Company Overview



- HDIL Group
 - HDIL listed on BSE/NSE in July 2007
 - Over three Decades of expertise in the Real Estate Business
 - Developed over 100 million sq. ft. area
- Company Profile
 - A major player in Mumbai Realty with 90% land Reserves in the Mumbai Metropolitan Region (MMR)
 - Total Land Reserves (including TDR) of *235.54 million sq. ft. (saleable area) as on 30th September, 2011
 - Market Leader in Residential and SRA projects in the Mumbai Metropolitan Region (MMR)
 - Currently executing the largest SRA project for rehabilitation of approx. 85,000 slum dwellers under expansion & modernization of Chhatrapati Shivaji International Airport, Mumbai
 - Approx. 33,000 housing units under construction for MIAL Slum Rehabilitation Project
 - Currently approx 90 million sq. ft. sale area of projects under construction
 - 22 ongoing projects with a combination of Residential, Commercial & SRA
 - Residential Portfolio of approx. 39 million sq.ft
 - More than 14 million sq. ft. of Residential apartments sold



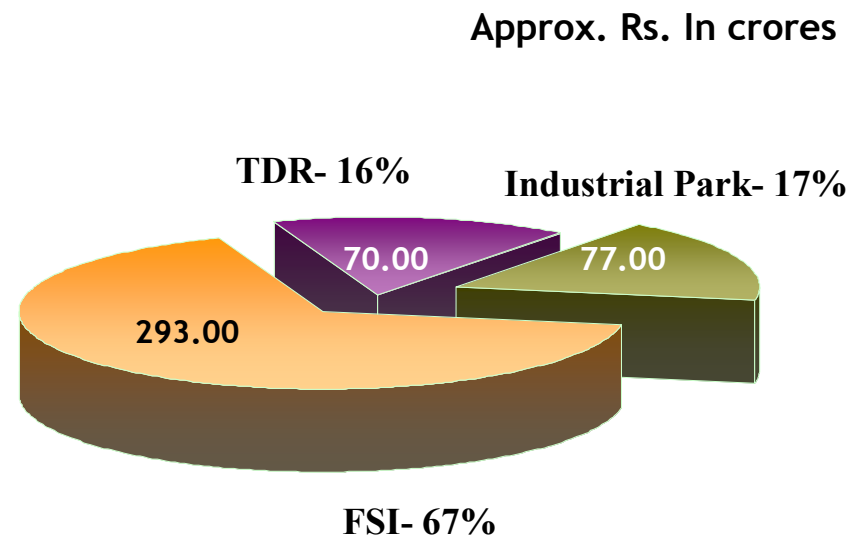
Strong track record of performance, consistent growth and profitability

* Company estimates

Quarterly Highlights- Revenue (Consolidated)



Particulars	Rs. (In crores)	%
FSI*	293.00	67
TDR	70.00	16
Industrial Park**	77.00	17
Total	440.00	100



**Generated from Guru Ashish Constructions*

***Part Possession done*

Total revenue generated during the quarter- Approximately Rs. 440 crores

Quarterly Highlights- Projects



- **Project Possession:**

Industrial Park-Virar (East) part possession completed

Estimated Area handed over- 4,00,000 sq.ft

Total Value- Approximate Rs. 77 crores

- **FSI Sold:**

Guru Ashish Constructions- Approximately Rs. 293 crores



Quarterly Highlights- Financials (Consolidated)



- *Cash Flow from Operations positive by approximately Rs.99 crores.*
- *Net Debt to Equity ratio is 0.42*
- *Cash balance increased to Rs.217.85 crores from Rs.145.18 crores*

As on	Net Debt (Rs.In crores)
30 th September, 2011	3944.78
30th June, 2011	4031.13

- *Net Debt has reduced by approximately 3%*

Housing Development and Infrastructure Limited

Financial Performance/ Ratios



Rs. In crores

Particulars	Consolidated						Standalone
	Quarter ended		Growth %	Half Yearly		Growth %	30/09/2011
	30/09/2011	30/09/2010		30/09/2011	30/09/2010		
Turnover (Net)	440.71	381.81	15.43%	952.51	837.19	13.77%	147.67
Other Income	9.38	13.37	-29.84%	19.64	26.10	-24.75%	38.50
Total Income	450.09	395.18	13.89%	972.15	863.29	12.61%	186.17
PBT&E	200.89	231.06	-13.06%	464.15	474.89	-2.26%	80.23
PBT % to income	44.63%	58.47%		47.74%	55.01%		43.10%
EBIDTA	241.43	273.35	-11.68%	524.5	559.65	-6.28%	101.19
EBIDTA % to income	53.64%	69.17%		53.95%	64.83%		54.35%
PAT	148.54	195.61	-24.06%	337.96	395.52	-14.55%	57.30
PAT % to income	33.00%	49.50%		34.76%	45.82%		30.78%
Net worth	9,828.81	9,000.80	9.20%	9,828.81	9,000.80	9.20%	9,906.46
Debt	4,162.63	4,183.32		4,162.63	4,183.32		4,047.41
Debt Equity ratio	0.42	0.46		0.42	0.46		0.41
EPS -Basic	3.56	5.41		8.10	10.93		1.37
- Diluted	3.50	5.34		7.96	10.79		1.35
Inventories	11,796.71	10,024.90	17.67%	11,796.71	10,024.90	17.67%	10,484.53

*** Consolidated

Cash as on 30/09/2011: Rs. 217.85

Net Debt- Rs. 3944.78

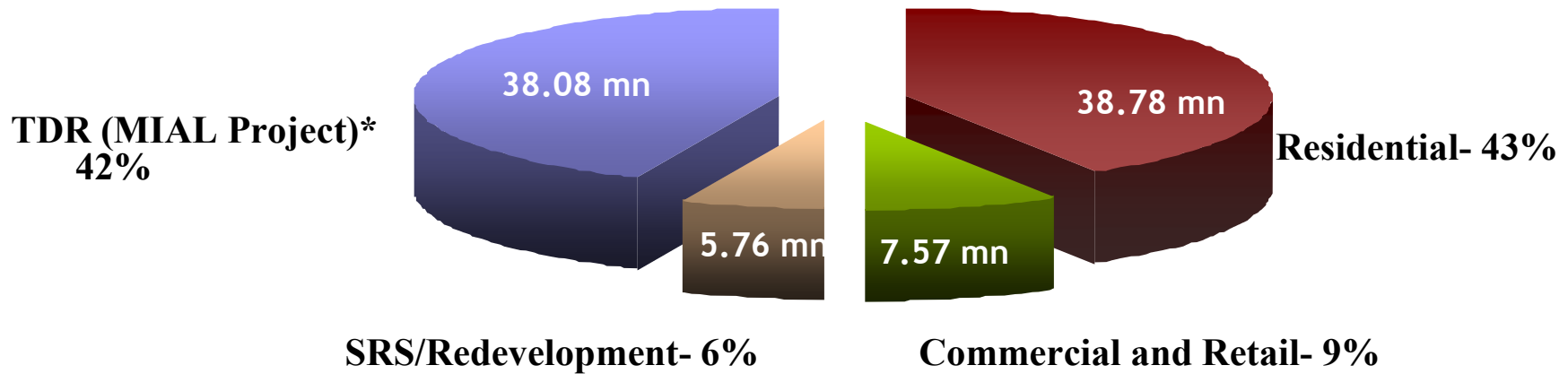
Net Debt/Equity- 0.42

Diversified Project Mix



Ongoing Projects (Saleable Area)

Segment wise Project Breakup



* Includes proposed TDR for Phase III

22 Ongoing Projects aggregating 90.18 million sq. ft.

Ongoing Projects-Residential



Residential Projects as on 30th September 11

Project	Location	Saleable Area (in sf)
Premier Residency- Phase I	Kurla	1,000,000
Metropolis	Andheri	7,00,000
Harmony	Oshiwara	43,858
Galaxy	Kurla	475,000
Majestic	Bhandup	1,300,000
Virar Residency	Virar	1,250,000
Meadows Phase I	Goregaon	1,000,000
Exotica	Kurla	700,000
Whispering Towers- Phase I	Mulund	800,000
Paradise City (Phase I and II)	Palghar	5,000,000
Whispering Towers- Phase II	Mulund	800,000
Total		13,068,858

Total Residential Portfolio of Approx. 39 mn sq.ft

Forthcoming Projects-Residential



Project	Location	Saleable Area (in sf)	Status
Ekta Nagar	Kandivali	1,500,000	Rehabilitation in progress, sales to be launched
Meadows- Phase II	Goregaon	3,600,000	MHADA Redevelopment in progress, sales to be launched
Daulat Nagar	Santacruz	800,000	Rehabilitation in progress, sales to be launched
Premier Residency- Phase II	Kurla	800,000	Planning and Approval stage, Sales to be launched
Ghatkopar	Ghatkopar	509,457	Planning and Approval stage, Sales to be launched
Kochi	Kochi	6,299,640	Land Aggregation and site infrastructure in progress
Kharadi	Pune	400,000	Construction started
Novinon Property (Shahad)	MMR	5,000,000	Site preparation and infrastructure work in progress
Paradise City (Phase III)	Palghar	6,797,089	Sales to be launched
Total		25,706,186	

Total Residential Portfolio of Approx. 39 mn sq.ft

Ongoing Projects- Commercial and Retail



Commercial and Retail Projects as of 30th September 11

Project	Location	Saleable/Lease Area (in sf)
Kurla Premier*	Kurla	2,000,000
Metropolis*	Andheri (West)	1,220,000
Kalamsarry-I.T SEZ (Phase I)***	Kochi	2,500,000
Harmony*	Oshiwara	349,456
HDIL Industrial Park**	Virar	1,100,000
Whispering Towers**	Mulund	400,000
Total		7,569,456

* Pre-leasing commenced

** Sale Model

*** Construction Commenced

Ongoing Projects- SRA



Slum Rehabilitation Projects as on 30th September 11

Project	Location	Saleable Area (in sf)
MIAL Slum Rehabilitation Project (TDR)*	Mumbai	38,075,000
Meadows (Phase I and II)	Goregaon	1,800,000
Ekta Nagar	Kandivali	950,000
Bandra (East) SRS Scheme I	Bandra-Kurla Complex	1,882,756
Bandra (East) SRS Scheme II	Bandra-Kurla Complex	159,074
Malad (West)	Malad	117,205
Ghatkopar	Ghatkopar	350,000
Daulat Nagar	Santacruz	500,000
Total		43,834,035

* Includes proposed TDR for Phase III

Residential Projects- Construction Update



Metropolis



Meadows

Construction Update- Residential Projects



June 11

Premiere Residencies- Kurla (W)



Metropolis Residencies- Andheri (W)



September 11

Premiere Residencies- Kurla (W)



Metropolis Residencies- Andheri (W)



Construction Update- Residential Projects



June 11

Galaxy Apartments- Kurla (E)



September 11

Galaxy Apartments- Kurla (E)



Majestic Towers- Nahur (W)



Majestic Towers- Nahur (W)



Construction Update- Residential Projects



June 11

Exotica-Kurla (W)



September 11

Exotica-Kurla (W)



Paradise City- Palghar (W)



Paradise City- Palghar (W)



Construction Update- Residential Projects



June 11

Meadows- Goregaon (W)



September 11

Meadows- Goregaon (W)



Construction Update- Residential Projects



September 11

Residency Park- Virar (W)



September 11

Whispering Towers-Mulund (W)



Progress of MIAL Phase I and Phase II Rehab. Sites



HIGHLIGHTS			
	Premiere (I and II)	Galaxy	Majestic
No. of Families	~22,000	~2000	~2500
Rehab. Area (Sq. ft.)	8 mn.	0.5 mn.	0.7 mn.
Project Start Date	May 08	May 08	Sep 09
Work completd	> 75 %	> 75 %	>25%

HIGHLIGHTS			
	Whispering Towers	Popular Car Bazaar	Mahul
No. of Families	~ 3,000	~2500	~1000
Rehab. Area (Sq. ft.)	1.2 mn	1 mn	0.5 mn
Project Start Date	Oct 10	Nov 10	Nov 10

Approx. 33,000 housing units under construction

MIAL Rehabilitation Project- Phase 1 (Update on Families Shifting)



A horizontal arrow-shaped graphic pointing to the right, filled with a solid gold color. On the left side of the arrow, there is a white circle with a blue outline, followed by the text "Financial Overview" in a white, sans-serif font.

Financial Overview

Housing Development and Infrastructure Limited

Balance Sheet as at 30/09/2011



Particulars	Note No	30th Sept., 2011 (Unaudited) (Amount in ₹)	
I. EQUITY AND LIABILITIES			
(1) Shareholder's Funds			
(a) Share Capital	2.01	4,190,039,860	
(b) Reserves and Surplus	2.02	92,576,045,118	
(c) Money received against share warrants		1,521,996,500	98,288,081,478
(2) Non-Current Liabilities			
(a) Long-term borrowings	2.03	29,398,307,087	
(b) Deferred tax liabilities (Net)	2.04	99,898,065	
(c) Long term provisions	2.05	25,624,826	29,523,829,978
(3) Current Liabilities			
(a) Short-term borrowings	2.06	834,526,493	
(b) Trade payables	2.07	6,124,679,271	
(c) Other current liabilities	2.08	31,219,482,989	
(d) Short-term provisions	2.09	3,026,696,787	41,205,385,540
Minority Interest			45,936,467
	Total		169,063,233,463
II. ASSETS			
(1) Non-current assets			
(a) <i>Fixed assets</i>	2.10		
(i) Tangible assets		2,298,975,265	
(ii) Intangible assets		52,572,769	
(iii) Capital work-in-progress		874,235,995	3,225,784,029
Goodwill on consolidation	2.11		1,832,713,448
(b) Non-current investments	2.12		517,550,757
(c) Deferred tax assets (net)	2.13		420,203
(d) Long term loans and advances			-
(e) Other non-current assets			-
(2) Current assets			
(a) Inventories	2.14	117,967,105,780	
(b) Trade receivables	2.15	4,469,197,538	
(c) Cash and cash equivalents	2.16	2,178,527,263	
(d) Short-term loans and advances	2.17	38,871,934,445	163,486,765,026
	Total		169,063,233,463

Gross Debt Breakup



Particulars	Amount (Rs. In crores)
Long Term Borrowings (payable in the next 3- 5 years) (A)	2939.83
Short Term Borrowings (Temporary Overdraft) (B)	83.45
Other Current Liabilities includes (Due in next 12 months) (C)	
<i>Redeemable Non Convertible Debentures</i>	351.50
<i>Loans from Scheduled Banks</i>	708.08
<i>Term loans from Financials</i>	79.77
Gross Debt (A+B+C)	4162.63

Housing Development and Infrastructure Limited

Profit and Loss Statement as on 30/09/2011



Particulars	Note No	30th Sept., 2011	30th Jun, 2011	30th Sept., 2010	30th Sept., 2011	30th Sept., 2010	31st March, 2011
		(Unaudited) Quarter (Amount in ₹)	(Unaudited) Quarter (Amount in ₹)	(Unaudited) Quarter (Amount in ₹)	(Unaudited) (Six months) (Amount in ₹)	(Unaudited) (Six months) (Amount in ₹)	(Audited) (Year) (Amount in ₹)
I. Revenue from operations	2.18	4,407,071,050	5,118,091,873	3,818,126,798	9,525,162,923	8,371,876,233	18,499,888,341
II. Other Income	2.19	93,783,836	102,636,962	133,659,783	196,420,798	260,958,300	498,879,189
III. Total Revenue (I + II)		4,500,854,886	5,220,728,835	3,951,786,581	9,721,583,721	8,632,834,533	18,998,767,530
IV. Expenses:							
Cost of construction, land and development expenses	2.20	2,165,949,702	2,837,535,240	4,996,555,049	5,003,484,942	12,705,321,866	28,666,113,187
Purchase of Stock-in-Trade		-	-	-	-	-	-
Transfer to Investment / Fixed assets		-	-	(31,089,265)	-	(130,870,890)	(1,238,612,138)
Project specific interest		1,341,949,208	1,248,671,883	1,349,395,121	2,590,621,091	2,578,738,773	5,417,304,111
Changes in inventories of finished goods	2.21	(1,457,571)	50,691,322	369,305,920	49,233,751	(559,252,257)	(173,807,904)
Changes in inventories of work-in-progress	2.22	(1,679,255,439)	(2,184,663,622)	(5,736,264,212)	(3,863,919,065)	(12,074,471,696)	(26,328,943,831)
Employee benefit expense	2.23	112,264,139	107,749,927	106,537,139	220,014,066	217,301,635	463,917,461
Interest	2.24	191,107,847	192,435,762	215,003,920	383,543,609	433,455,731	836,303,540
Depreciation and amortization expense	2.10	214,261,241	213,396,925	207,870,206	427,658,166	414,161,081	837,564,262
Administrative expenses	2.25	144,437,482	120,604,008	163,855,274	265,041,491	299,534,473	658,242,606
Expenses for increasing authorised capital written off		-	-	-	-	-	782,640
Pre-operative expenses		2,707,557	1,665,148	-	4,372,705	-	-
Share of loss from partnership firm		-	-	-	-	-	303,691
Total Expenses		2,491,964,166	2,588,086,593	1,641,169,152	5,080,050,756	3,883,918,716	9,139,167,625
V. Profit before exceptional and extraordinary items and tax (III - IV)		2,008,890,720	2,632,642,242	2,310,617,429	4,641,532,965	4,748,915,817	9,859,599,905
VI. Exceptional Items		-	-	-	-	-	44,957,074
VII. Profit before tax (V - VI)	44.63%	2,008,890,720	2,632,642,242	2,310,617,429	4,641,532,965	4,748,915,817	9,814,642,831
VIII. Tax expense:	2.26						
(1) Current tax :							
Provision for tax		505,808,590	728,000,000	346,300,000	1,233,808,590	785,100,000	1,572,752,638
Provision for wealth tax		164,750	178,150	110,600	342,900	223,900	739,500
(2) Deferred tax		17,526,375	10,553,954	8,124,974	28,080,329	8,350,699	17,709,322
		523,499,715	738,732,104	354,535,574	1,262,231,819	793,674,599	1,591,201,460
XI. Profit(Loss) from the period from continuing operations	(IX-X)	1,485,391,005	1,893,910,138	1,956,081,855	3,379,301,146	3,955,241,218	8,223,441,371
Less : Minority Interest		(41,516)	(306,058)	(3,698)	(347,574)	(5,245)	5,669,013
Less: Share of loss of Associates		13,834	(4,453)	-	9,381	-	206,387
		(27,682)	(310,511)	(3,698)	(338,193)	(5,245)	5,875,400
IX. Profit/(Loss) for the period (XI + XIV)		1,485,418,687	1,894,220,649	1,956,085,553	3,379,639,339	3,955,246,463	8,217,565,971
X. Earning per equity share:							
(1) Basic		3.56	4.56	5.41	8.10	10.93	21.04
(2) Diluted		3.50	4.46	5.34	7.96	10.79	20.67
Number of shares used in computing earnings per share							
Basic		417,177,899	415,003,986	361,831,687	417,177,899	361,831,687	392,140,256
Diluted		424,538,519	424,472,593	366,571,406	424,538,519	366,571,406	399,138,563

Housing Development and Infrastructure Limited

Cash Flow Statement for the period ended 30/09/2011



	Quarter ended 30th Sept., 2011 (Audited) (Amount in ₹)
A Cash flow from operating activities	
Net profit before tax	2,008,890,720
Adjustments for :	
(1) Depreciation and amortization expense	214,261,241
(2) Interest expenses	191,107,847
(3) Profit on sale of Investments/ fixed assets	(18,774)
(4) Interest received	(61,315,045)
(5) Dividend received	(1,172,400)
(6) Loss by fire	-
(7) Loss on sale of fixed assets	-
Operating profit before working capital changes	2,351,753,589
Movements in working capital :	
Decrease / (Increase) in inventory	(1,680,713,014)
Decrease / (Increase) in trade receivable	(958,554,982)
Decrease / (Increase) in other receivables	(950,398,637)
(Decrease) / Increase in trade and other payables	2,271,146,410
Net movement in working capital	(1,318,520,223)
Cash generated from operations	1,033,233,366
Less : Direct taxes paid (net of refunds)	42,655,360
Net cash from operating activities	990,578,006
B Cash flows from investing activities	
(1) (Increase) / Decrease in capital work in progress	(53,057,886)
(2) (Increase) / Decrease in investments (net)	-
(3) Interest received	61,315,045
(4) Dividend received	1,172,400
(5) Purchase of fixed assets	(2,757,804)
(6) Profit on sale of units of mutual funds	-
(7) Sale of fixed assets	73,324
Net cash from investing activities	6,745,079
C Cash flows from financing activities	
(1) Proceeds from borrowings	1,351,371,214
(2) Repayment of borrowings	(1,461,045,286)
(3) Proceeds from share warrants	-
(4) Increase in share capital including share premium	-
(5) Share issue expenses	-
(6) Interest paid	(191,107,847)
Net cash used in financing activities	(300,781,919)
Net increase in cash and cash equivalents (A + B + C)	696,541,166
Cash and cash equivalents at the beginning of the year	1,481,986,096
Less : Delink of subsidiary	-
Cash and cash equivalents at the end of the year	2,178,527,262
Components of cash and cash equivalents as at	30th Sept., 2011
Cash on hand	59,896,039
With banks - on current account	833,920,041
- on deposit account	1,284,711,182
Total	2,178,527,262

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HDIL Creating Value

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