

Limited Review Report

REVIEW REPORT TO THE BOARD OF DIRECTORS OF NITESH ESTATES LIMITED

We have reviewed the accompanying statement of unaudited consolidated Ind AS financial results of **Nitesh Estates Limited** (the 'Company') and its subsidiaries and joint venture (together referred to as 'the Group') for the quarter ended June 30th, 2018 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016.

This statement which is the responsibility of the Company's Management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to issue a report on the Statement based upon our review.

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. 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 provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

We did not review the financial results and other financial information of one subsidiary Nitesh Pune Mall Private Limited (showing a revenue of INR 316.70 Lakh and a loss of INR 1,767.63 lakh under the 'Total Comprehensive Income') and one joint venture Nitesh Estates-Whitefield (showing a loss of INR 0.53 Lakh) for the period ending June 30th, 2018 whose financial information have been furnished to us by the management. Our report is not modified in respect of this matter.

Based on our review conducted as above and based on the consideration of the review reports of other auditors on the unaudited separate quarterly financial results, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited consolidated financial results, prepared in accordance with recognition and measurement principles laid down in the applicable Indian Accounting Standards i.e. 'Ind AS' specified under Section 133 of the



Companies Act, 2013, read with relevant rules issued thereunder and other recognized accounting practices and policies have not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated 5th July, 2016, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For **RAY & RAY**
Chartered Accountants
Firm Registration No.301072E



Venkattesh R

Venkattesh R

(Partner)

Place : Bengaluru

Date: 10-08-2018

Membership No. 221667

Statement of unaudited Consolidated financial results for quarter ended on June 30, 2018

(Rs in lakh except EPS)

No	Particulars	Quarter ended			Year ended
		30-Jun-18	31-Mar-18	30-Jun-17	31-Mar-18
		Unaudited	Audited	Unaudited	Audited
1	Income				
	(a) Revenue from operations	1,430	(4,600)	4,079	3,625
	(b) Other Income	34	1,306	129	1,982
	Total Income	1,464	(3,294)	4,208	5,607
2	Expenses				
	(a) Land and construction cost	1,05,430	(1,059)	64,584	9,074
	(b) Changes in Inventories of Finished goods, work in progress & Stock in Trade	(1,04,312)	517	(60,729)	(2,581)
	(c) Employee benefits expense	613	814	887	3,004
	(d) Finance costs	3,235	5,021	2,747	13,983
	(e) Depreciation and amortization expense	277	347	310	1,264
	(f) Other Expenses	611	5,834	532	7,571
	Total Expenses	5,854	11,474	8,331	32,315
3	Profit/(Loss) before tax (1-2)	(4,390)	(14,768)	(4,123)	(26,708)
4	Tax expenses				
	i) Current Tax	-	(5)	2	-
	ii) Deferred tax	27	(1,201)	(30)	(1,087)
5	Profit/(Loss) for the period (3-4)	(4,417)	(13,562)	(4,095)	(25,621)
6	Share of Profit/(loss) of an Associate/ a Joint Venture (net of tax)	-	-	-	-
7	Profit/(Loss) after taxes and share of Profit/ (loss) of Associate/Joint Venture (5+6)	(4,417)	(13,562)	(4,095)	(25,621)
	Attributable to:				
	(i) owners of the parent Group	(4,417)	(13,562)	(4,095)	(25,621)
	(ii) non-controlling interests	-	-	-	-
8	Other Comprehensive Income				
	Items that will not be reclassified to profit & Loss				
	(i) Remeasurement of Defined Benefit Plan	3	18	47	51
	(ii) FVOCI - equity investments	-	(5,405)	-	(5,405)
	(iii) Deferred tax on items that will not be reclassified to profit or loss	1	1,843	(19)	1,843
	Total Other Comprehensive Income	4	(3,544)	28	(3,511)
9	Total Comprehensive Income for the period (Comprising profit/(loss) and Other Comprehensive Income for the period (7+8))	(4,413)	(17,106)	(4,067)	(29,132)
	Attributable to:				
	(i) owners of the parent Group	(4,413)	(17,106)	(4,067)	(29,132)
	(ii) non-controlling interests	-	-	-	-
10	Earnings/(Loss) Per Share ('EPS') (of Rs. 10 each) - (Rs.)				
	(a) Basic	(3.03)	(9.30)	(2.81)	(17.57)
	(b) Diluted	(3.03)	(9.30)	(2.81)	(17.57)
11	Paid up equity share capital (Face Value of 10/-each)	14,583	14,583	14,583	14,583



Notes to the financial results:

1 The above unaudited consolidated results of Nitesh Estates Limited ('the Company'), its subsidiaries and joint venture (together referred to as 'the Group') has been reviewed by the Audit committee and on their recommendation has been approved by the Board of Directors at their meeting held on August 10, 2018. The statutory auditors have conducted a limited review of the consolidated Financial Results of the Group for the quarter ended June 30, 2018.

These results are uploaded on the Group website i.e. www.niteshestates.com and on the Stock Exchanges where the shares of the Group are listed i.e. www.bseindia.com and www.nseindia.com. These results include the result of the following subsidiaries, joint ventures and associates companies.

Subsidiaries: Nitesh Housing Developers Private Limited, Nitesh Urban Development Private Limited, Nitesh Indiranagar Retail Private Limited (subsidiary: Nitesh Pune Mall Private Limited formerly known as Anuttam Developers Private Limited), Nitesh Office Parks Private Limited formerly known as Kakanad Enterprises Private Limited, Nitesh Property Management Private Limited, Courtyard Constructions Private Limited.

Joint Ventures: Nitesh Estates-Whitefield

The information presented above is prepared in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013 read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016.

2 IND AS 115- Revenue from Contracts with Customers has been notified by Ministry of Corporate Affairs (MCA) on March 28, 2018 and is effective from accounting period beginning on or after April 01, 2018, which replaces existing revenue recognition requirements. The application of Ind AS 115 has impacted the Group's accounting for recognition of revenue from real estate projects. There has been no significant impact on the retail business of the Group.

The Group has applied the "modified retrospective approach" to contracts that were not completed as on April 01, 2018 and has given impact of Ind AS 115 application by debit to retained earnings as at the said date by Rs. 18,663 Lakh (net of tax except for subsidiaries on account of uncertain future taxable income, as applicable). The Group has reversed the revenue to the extent of Rs. 121,251 Lakh and cost to the extent of Rs. 100,348 Lakh which was recognized till 31st March 2018 under the erstwhile standards pending the completion of performance obligation from the Group to its customers. Accordingly, the comparatives have not been restated and hence are not comparable with the previous period figures. Due to application of Ind AS 115 for the quarter ended 30th June 2018, revenue from operations is lower by Rs. 394 Lakh and cost of sales is lower by Rs. 429 Lakh, than that what it would have been if the replaced standards were applicable. Similarly the basic and diluted EPS for the quarter is Rs. -3.03 instead of Rs. -3.28 per share

3 The Group primarily operates in two business segments - 'Residential' and 'Retail'. All operations are in India and hence there is no geographical segment.

4 Figures for standalone financial results

No	Particulars	Quarter ended			Year ended
		30-Jun-18	31-Mar-18	30-Jun-17	31-Mar-18
		Unaudited	Audited	Unaudited	Audited
1	Revenue from Operations	297	334	1,500	2,754
2	Profit/(Loss) before tax	(1,331)	(6,837)	(1,402)	(10,739)
3	Profit/(Loss) after tax	(1,348)	(5,708)	(1,330)	(9,562)

5 The group is in the process of identifying and quantifying its MSME obligations.

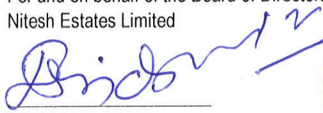
6 The Company has received an intimation from debenture holders for non redemption of debentures and for recovery of unpaid principal of Rs 55 crores and corresponding interest.

7 Figures of Nitesh Urban Development Private Limited, Nitesh Housing Developers Private Limited, Nitesh Pune Mall Private Limited, Nitesh Property Management Private Limited, Courtyard Constructions Private Limited and Nitesh Office Parks Private Limited indicate negative net worth, the effect of which is reflected in the consolidated financial results of Nitesh Estates Limited.

8 The figures for the quarter ended March 31st 2018 are the derived balancing figures between the audited figures in respect of full financial year ended 31st March 2018 and unaudited figures in respect of nine month period ended 31st December 2017 which were subjected to Limited Review.

9 The figures in respect of previous period have been regrouped/recast wherever necessary.

For and on behalf of the Board of Directors of
Nitesh Estates Limited


L.S. Vaidyanathan
DIN: 00304652
Executive Director



Place: Bengaluru, India
Date : August 10, 2018

Consolidated Segment wise revenue, results

Expect More

(Rs in lakh except EPS)

No	Particulars	Quarter ended			Year ended
		30-Jun-18	31-Mar-18	30-Jun-17	31-Mar-18
		Unaudited	Audited	Unaudited	Audited
1	Segment revenue				
	(a) Residential	1,113	(4,936)	3,691	2,295
	(b) Retail	317	336	388	1,330
	Total	1,430	(4,600)	4,079	3,625
	Less: Inter-segment revenue	-	-	-	-
	Net income from operations	1,430	(4,600)	4,079	3,625
2	Segment results				
	Profit/(loss) before tax and interest				
	(a) Residential	(668)	(12,795)	(1,030)	(21,365)
	(b) Retail	(521)	1,742	(475)	6,658
	Total	(1,189)	(11,053)	(1,505)	(14,707)
	Add: Other income	34	1,306	129	1,982
	Less: Interest	3,235	5,021	2,747	13,983
	Total profit/(loss) before tax	(4,390)	(14,768)	(4,123)	(26,708)
3	Segment Assets				
	(a) Residential	2,05,879	1,75,521	2,08,396	1,75,521
	(b) Retail	58,217	58,423	51,039	58,423
	(c) Unallocated	3,547	1,394	2,133	1,394
	Total	2,67,642	2,35,338	2,61,568	2,35,338
4	Segment Liabilities				
	(a) Residential	2,53,512	1,98,460	2,19,219	1,98,460
	(b) Retail	47,400	45,712	35,501	45,712
	(c) Unallocated	2,906	1,991	2,509	1,991
	Total	3,03,817	2,46,163	2,57,228	2,46,163

