

**LIMITED REVIEW REPORT**

*Review Report To The Board of Directors of  
Nitesh Estates Limited*

We have reviewed the accompanying statement of unaudited standalone Ind AS financial results of **Nitesh Estates Limited** ("the Company"), for the quarter and half year ended September 30, 2018 and standalone unaudited statement of Assets and Liabilities as at September 30, 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 these financial statements 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 financial statements are 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. We have not performed an audit and accordingly, we do not express an audit opinion.

Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited standalone financial results prepared in accordance with the recognition and measurement principles laid down in the applicable Indian Accounting Standards i.e. 'Ind AS' prescribed 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 & Disclosure Requirements) Regulations 2015, read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated July 5<sup>th</sup> 2016, including the manner in which it is to be disclosed, or that it contains any material misstatement.



Place : Bengaluru

Date: 12-11-2018

For RAY & RAY

Chartered Accountants

Firm Registration No. 301072E

Mrinal Kanti Banerjee

(Partner)

Membership No. 051472

Statement of unaudited standalone financial results for the quarter and half year ended on September 30, 2018

(Rs in lakh except EPS)

No	Particulars	Quarter ended			Half year ended		Year ended
		30-Sep-18	30-Jun-18	30-Sep-17	30-Sep-18	30-Sep-17	31-Mar-18
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Income						
	(a) Revenue from operations	1,662	297	573	1,959	2,073	2,754
	(b) Other Income	78	24	40	102	83	1,357
	<b>Total Income</b>	<b>1,740</b>	<b>321</b>	<b>613</b>	<b>2,061</b>	<b>2,156</b>	<b>4,111</b>
2	Expenses						
	(a) Land and construction cost	1,587	45,707	(4,052)	47,294	1,657	993
	(b) Changes in Inventories of Finished goods, work in progress & Stock in Trade	(267)	(45,432)	4,601	(45,699)	329	2,177
	(c) Employee benefits expense	293	383	314	676	855	1,735
	(d) Finance costs	1,293	721	668	2,014	1,379	4,468
	(e) Depreciation and amortization expense	5	5	10	10	22	45
	(f) Other Expenses	613	268	313	881	557	5,432
	<b>Total Expenses</b>	<b>3,524</b>	<b>1,652</b>	<b>1,854</b>	<b>5,176</b>	<b>4,799</b>	<b>14,850</b>
3	Profit(Loss) before tax (1-2)	(1,784)	(1,331)	(1,241)	(3,115)	(2,643)	(10,739)
4	Tax expenses						
	i) Current Tax	-	-	72	-	-	-
	ii) Deferred tax	12	17	(60)	29	(60)	(1,177)
5	Profit(Loss) for the period (3-4)	(1,796)	(1,348)	(1,253)	(3,144)	(2,583)	(9,562)
6	Other Comprehensive Income						
	Items that will not be reclassified to profit & Loss						
	(i) Remeasurement of Defined Benefit Plan	13	(2)	(50)	11	(17)	(6)
	(ii) FVOCI - equity investments	-	-	-	-	-	(5,405)
	(iii) Tax on above items that will not be reclassified to profit or loss	(5)	1	11	(4)	-	1,840
	<b>Total Other Comprehensive Income</b>	<b>8</b>	<b>(1)</b>	<b>(39)</b>	<b>7</b>	<b>(17)</b>	<b>(3,571)</b>
	<b>Total Comprehensive Income for the period (Comprising profit/(loss) and Other Comprehensive Income for the period (5+6))</b>	<b>(1,788)</b>	<b>(1,349)</b>	<b>(1,292)</b>	<b>(3,137)</b>	<b>(2,600)</b>	<b>(13,133)</b>
8	Earnings/(Loss) Per Share ('EPS') (of Rs. 10 each) - (Rs.) (not annualised)						
	(a) Basic EPS	(1.23)	(0.92)	(0.86)	(2.16)	(1.77)	(6.56)
	(b) Diluted EPS	(1.23)	(0.92)	(0.86)	(2.16)	(1.77)	(6.56)
9	Paid up equity share capital (Face Value of 10/-each)	14,583	14,583	14,583	14,583	14,583	14,583



## Statement of Assets &amp; Liabilities

(Rs in lakh)

Particulars	As on	As on
	30-Sep-18	31-Mar-18
	unaudited	audited
<b>ASSETS</b>		
<b>(1) Non-current assets</b>		
a) Property, Plant and Equipment	64	71
b) Other Intangible assets	13	15
c) Capital work in progress	12,998	12,998
	13,075	13,084
<b>d) Financial Assets</b>		
(i) Investments	37,486	37,400
(ii) Loans	279	279
	-	-
<b>e) Other non-current assets</b>		
	37,765	37,679
<b>(2) Current assets</b>		
a) Inventories	74,863	29,164
<b>b) Financials Assets</b>		
(i) Trade receivables	-	3,674
(ii) Cash and cash equivalents	813	420
(iii) Other Bank balances	-	-
(iv) Loans	2,198	1,633
c) Other current assets	32,801	42,768
d) Current tax assets, net	160	137
	110,835	77,796
<b>Total Assets</b>	<b>161,675</b>	<b>128,559</b>
<b>EQUITY AND LIABILITIES</b>		
<b>(1) Equity</b>		
Equity Share capital	14,583	14,583
Other Equity	9,689	19,562
	24,272	34,145
<b>(2) Non-current liabilities</b>		
<b>a) Financial Liabilities</b>		
(i) Other financial liabilities	-	-
(ii) Net employee defined benefit liabilities	-	-
b) Deferred tax liabilities, net	1,622	1,049
c) Provisions	196	222
	1,818	1,271
<b>(3) Current liabilities</b>		
<b>a) Financial Liabilities</b>		
(i) Borrowings	53,426	49,814
(ii) Trade payables	20,772	17,065
(iii) Other current financial liabilities	-	-
b) Other current liabilities	61,352	26,217
c) Provisions	35	47
	135,585	93,143
<b>Total Equity &amp; Liabilities</b>	<b>161,675</b>	<b>128,559</b>

## Notes to the financial results

- The above unaudited standalone financial results of Nitesh Estates Limited has been reviewed by the Audit committee and on their recommendation has been approved by the Board of Directors at their meeting held on 12th of November 2018. The statutory auditors have conducted a limited review of the standalone Financial Results of the Company for the quarter and half year ended September 30, 2018. These results are uploaded on the Company website i.e. [www.niteshestates.com](http://www.niteshestates.com) and on the Stock Exchanges where the shares of the Company are listed i.e. [www.bseindia.com](http://www.bseindia.com) and [www.nseindia.com](http://www.nseindia.com).  
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.
- 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 Company's accounting for recognition of revenue from real estate projects.  
The Company has applied the "modified retrospective approach" (cumulative catch-up transition method), 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. 4348 Lakh (net of tax). The Company has reversed the revenue to the extent of Rs. 49,510 Lakh and cost to the extent of Rs. 42,922 Lakh which was recognized till 31st March 2018 under the erstwhile standards pending the completion of performance obligation from the Company 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 & half year ended 30th September 2018, revenue from operations is higher by Rs. 959 Lakhs and Rs. 903 lakhs and Net Profit after tax is higher by Rs. 364 lakhs and Rs. 333 lakhs respectively, than that what it would have been if the replaced standards were applicable. Similarly the basic and diluted EPS for the quarter and half year ended is increased by Rs. 0.25 and by Rs. 0.23 per share respectively.
- The company has received an intimation from debenture holders for non redemption of debentures and recovery of unpaid principle of Rs. 55 Crores and corresponding interest.
- The Company primarily operates in two business segments - 'Residential' and 'Retail'. All operations are in India and hence there is no geographical segment.
- The figures for the quarter ended September 30, 2018 are the derived balancing figures between the unaudited figures in respect of half year ended 30th September 2018 and unaudited figures in respect of three month period ended 30th June 2018 which were subjected to Limited Review.
- 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: November 12, 2018



Standalone Segment wise revenue, results

(Rs in lakh except EPS)

No	Particulars	Quarter ended			Half year ended		Year ended
		30-Sep-18	30-Jun-18	30-Sep-17	30-Sep-18	30-Sep-17	31-Mar-18
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	<b>Segment revenue</b>						
	(a) Residential	1,662	297	573	1,959	2,073	2,754
	(b) Retail	-	-	-	-	-	-
	<b>Total</b>	1,662	297	573	1,959	2,073	2,754
	Less: Inter-segment revenue	-	-	-	-	-	-
	<b>Net income from operations</b>	1,662	297	573	1,959	2,073	2,754
2	<b>Segment results</b>						
	Profit/(loss) before tax and interest						
	(a) Residential	(569)	(634)	(613)	(1,203)	(1,347)	(7,628)
	(b) Retail	-	-	-	-	-	-
	<b>Total</b>	(569)	(634)	(613)	(1,203)	(1,347)	(7,628)
	Add: Other income	78	24	40	102	83	1,357
	Less: Interest	1,293	721	668	2,014	1,379	4,468
	<b>Total profit/(loss) before tax</b>	(1,784)	(1,331)	(1,241)	(3,115)	(2,643)	(10,739)
3	<b>Segment Assets</b>						
	(a) Residential	161,675	150,931	130,504	161,675	130,504	127,510
	(b) Retail	-	-	-	-	-	-
	(c) Unallocated	-	-	-	-	-	-
	<b>Total</b>	161,675	150,931	130,504	161,675	130,504	127,510
4	<b>Segment Liabilities</b>						
	(a) Residential	135,781	124,723	88,226	135,781	88,226	93,364
	(b) Retail	-	-	-	-	-	-
	(c) Unallocated	-	-	-	-	-	-
	<b>Total</b>	135,781	124,723	88,226	135,781	88,226	93,364

