

Part I Statement of unaudited consolidated financial results for the quarter ended on September 30, 2015

(Rs. in Lakhs)

No	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30-Sep-15	30-Jun-15	30-Sep-14	30-Sep-15	30-Sep-14	31-Mar-15
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Income from operations						
	(a) Net Sales/Income from operations	4,911	4,879	8,220	9,790	13,859	28,760
	Total Income from operations	4,911	4,879	8,220	9,790	13,859	28,760
2	Expenditure						
	(a) Land and construction cost *	3,131	3,508	5,234	6,639	8,365	17,163
	(b) Employee benefit expense	729	666	571	1,395	1,041	2,218
	(c) Depreciation and amortization expense	389	186	(6)	575	41	133
	(d) Advertising and sales promotion expense	54	347	433	401	742	1,011
	(e) Other Expenditure	681	584	390	1,265	779	1,795
	Total Expenditure	4,984	5,291	6,622	10,275	10,968	22,320
3	Profit/(Loss) from operations before Other Income, Finance Costs and Exceptional Items (1-2)	(73)	(412)	1,598	(485)	2,891	6,440
4	Other income	18	26	121	44	193	298
5	Profit/(Loss) from Ordinary Activities before Finance Costs and Exceptional Items (3+4)	(55)	(386)	1,719	(441)	3,084	6,738
6	Finance costs (net of inventorisation)	848	1,104	710	1,952	1,354	2,842
7	Profit/(Loss) from Ordinary Activities after Finance Costs but before Exceptional Items (5-6)	(903)	(1,490)	1,009	(2,393)	1,730	3,896
8	Exceptional Items	-	-	-	-	-	-
9	Profit/(Loss) from Ordinary Activities before tax	(903)	(1,490)	1,009	(2,393)	1,730	3,896
10	Tax expense/(credit)	(14)	(11)	213	(25)	405	803
11	Net Profit/(Loss) from Ordinary Activities after tax (9-10)	(889)	(1,479)	796	(2,368)	1,325	3,093
12	Extraordinary Items	-	-	-	-	-	-
13	(a) Profit/(Loss) transferred to minority interest	-	-	-	-	-	-
	(b) Share in loss of associate company	543	554	630	1,097	1,497	2,857
14	Net Profit/ (Loss) for the period (11-12-13)	(1,432)	(2,033)	166	(3,465)	(172)	236
15	Paid-up equity share capital (Face value per equity share Rs.10)	14,583	14,583	14,583	14,583	14,583	14,583
16	Reserves excluding Revaluation reserves (as per balance sheet of previous accounting year)	-	-	-	-	-	-
17	Earnings/(Loss) Per Share ('EPS') (of Rs. 10 each) - (Rs.)						
	(a) Basic EPS	(0.98)	(1.39)	0.11	(2.38)	(0.12)	0.16
	(b) Diluted EPS	(0.98)	(1.39)	0.11	(2.38)	(0.12)	0.16



*[Handwritten signature]*

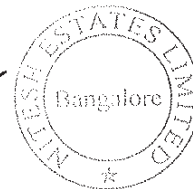


Part II Select Information for the quarter ended September 30, 2015

No	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30-Sep-15	30-Jun-15	30-Sep-14	30-Sep-15	30-Sep-14	31-Mar-15
A	Particulars of Shareholding						
1	Public shareholding						
	- Number of shares	77,896,125	77,998,835	78,250,360	77,896,125	78,250,360	77,998,835
	- Percentage of shareholding	53.41%	53.49%	53.66%	53.41%	53.66%	53.49%
2	Promoters and Promoter group shareholding						
	(a) Pledged/Encumbered						
	- Number of shares	-	6,802,460	6,802,460	-	6,802,460	6,802,460
	- Percentage of shares (as a % of the total shareholding of the Promoter and Promoter group)	0.00%	10.03%	10.07%	0.00%	10.07%	10.03%
	- Percentage of shares (as a % of the total share capital of the company)	0.00%	4.66%	4.66%	0.00%	4.66%	4.66%
	(b) Non-encumbered						
	- Number of shares	67,935,975	61,030,805	60,779,280	67,935,975	60,779,280	61,030,805
	- Percentage of shares (as a % of the total shareholding of the Promoter and Promoter group)	100.00%	89.97%	89.93%	100.00%	89.93%	89.97%
	- Percentage of shares (as a % of the total share capital of the company)	46.59%	41.85%	41.68%	46.59%	41.68%	41.85%

Part III Consolidated statement of assets and liabilities

Particulars	As on	
	30-Sep-15	31-Mar-15
	Unaudited	Audited
<b>EQUITY AND LIABILITIES</b>		
<b>Shareholders' funds</b>		
Share capital	14,583	14,583
Reserves and surplus	17,618	18,199
	32,201	32,782
<b>Non-current liabilities</b>		
Other long-term liabilities	1,969	1,480
Long-term borrowings	7,456	3,508
Long-term provisions	306	299
	9,730	5,286
<b>Current liabilities</b>		
Short-term borrowings	64,237	38,248
Trade payables	17,417	15,829
Other current liabilities	28,909	27,718
Short-term provisions	1,249	1,189
	111,813	82,984
	153,744	121,052
<b>ASSETS</b>		
<b>Non-current assets</b>		
Fixed assets		
Capital work-in-progress	5,897	5,810
- Tangible assets	25,814	198
- Intangible assets	105	141
	31,815	6,150
Goodwill on consolidation	1,317	1,511
Non-current investments	14,509	11,215
Deferred tax assets, net	122	97
Long-term loans and advances	12,777	33,456
Other non-current assets	369	369
	29,094	46,648
<b>Current assets</b>		
Current investments	11	-
Inventories**	29,428	24,456
Trade receivables	2,766	5,359
Cash and bank balances	349	2,797
Short-term loans and advances	51,524	26,826
Other current assets	8,757	8,815
	92,835	68,254
	153,744	121,052

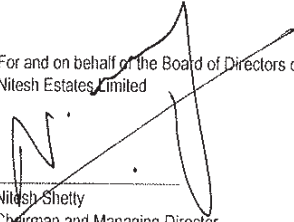


Notes to the financial results:

- (1) The above consolidated results has been reviewed by the Audit committee and on their recommendation have been approved by the Board of Directors at their meeting held on November 6, 2015. These results include the results of the following subsidiaries, joint ventures and associate companies:
- Subsidiaries - Nitesh Housing Developers Private Limited, Nitesh Urban Development Private Limited, Nitesh Indiranagar Retail Private Limited, Kakanad Enterprises Private Limited, Nitesh Property Management Private Limited.
  - Joint ventures - Nitesh Estates- Whitefield, Courtyard Constructions Private Limited.
  - Associate - Nitesh Residency Hotels Private Limited (Unaudited).
- (2) The Company primarily operates in three business segments - 'Residential', 'Retail' and 'Hospitality'. All operations are in India and hence there is no geographical segment.
- (3) Details of number of investor complaints for the quarter ended September 30, 2015:  
Beginning - Nil; Received - 13; Responded - 13; Pending - Nil.
- (4) The figures of the previous year/period have been regrouped/ reclassified, wherever necessary.
- (5) \* The Land and construction cost includes Rs. 587.80 Lakhs as finance cost towards interest.
- (6) \*\*Finance costs towards interest amounting to Rs 556.70 lacs included in inventories.
- (7) Figures for standalone financial results

No	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30-Sep-15	30-Jun-15	30-Sep-14	30-Sep-15	30-Sep-14	31-Mar-15
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Income from operations						
	(a) Net Sales/Income from operations	999	3,351	3,095	4,350	5,162	12,501
	(b) Share in profit/(loss) of association of persons (Joint Venture)	(3)	(36)	15	(39)	74	(36)
	Total Income from operations	996	3,315	3,110	4,311	5,236	12,465
2	Profit/(Loss) before tax	(659)	93	226	(566)	654	2,496
3	Profit/(Loss) after tax	(633)	82	190	(551)	528	2,021

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

  
Nitesh Shetty  
Chairman and Managing Director



Place: Bangalore, India  
Date: November 06, 2015





**Consolidated Segment wise revenue, results and capital employed**

No	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30-Sep-15	30-Jun-15	30-Sep-14	30-Sep-15	30-Sep-14	31-Mar-15
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	<b>Segment revenue</b>						
	(a) Residential	4,739	4,879	8,220	9,790	13,859	28,760
	(b) Retail	172	-	-	172	-	-
	(c) Hospitality	-	-	-	-	-	-
	<b>Total</b>	<b>4,911</b>	<b>4,879</b>	<b>8,220</b>	<b>9,962</b>	<b>13,859</b>	<b>28,760</b>
	Less: Inter-segment revenue	-	-	-	-	-	-
	<b>Net income from operations</b>	<b>4,911</b>	<b>4,879</b>	<b>8,220</b>	<b>9,790</b>	<b>13,859</b>	<b>28,760</b>
2	<b>Segment results</b>						
	Profit/(loss) before tax and interest						
	(a) Residential	1,360	(62)	1,643	598	2,983	6,748
	(b) Retail	(1,433)	(350)	(45)	(1,083)	(92)	(308)
	(c) Hospitality *	-	-	-	-	-	-
<b>Total</b>	<b>(73)</b>	<b>(412)</b>	<b>1,598</b>	<b>(485)</b>	<b>2,891</b>	<b>6,440</b>	
	Add: Other income	18	26	121	44	193	298
	Less: Interest	(848)	(1,104)	(710)	(1,952)	(1,354)	(2,842)
	<b>Total profit/(loss) before tax</b>	<b>(903)</b>	<b>(1,490)</b>	<b>1,009</b>	<b>(2,393)</b>	<b>1,730</b>	<b>3,896</b>
3	<b>Capital employed</b>						
	(a) Residential	42,596	67,004	36,056	42,596	36,056	39,361
	(b) Retail	18,159	(702)	17,755	18,159	17,755	18,568
	(c) Hospitality *	17,225	12,323	16,286	17,225	16,286	16,274
	(d) Unallocated	25,919	26,186	437	25,919	437	340
	<b>Total</b>	<b>103,898</b>	<b>104,811</b>	<b>70,534</b>	<b>103,898</b>	<b>70,534</b>	<b>74,543</b>

**Note :**

\* The Group holds a 22.04% stake in Nitesh Residency Hotels Private Limited which is primarily in the hospitality segment. Accordingly, results of Nitesh Residency Hotels Private Limited is reflected as Share in profit/(loss) of associate company in item 13(b) in the Consolidated financial results.



**LIMITED REVIEW REPORT**

*To the Board of Directors  
Nitesh Estates Limited*

We have reviewed the accompanying consolidated statement of unaudited financial results of Nitesh Estates Limited for the quarter ended 30<sup>th</sup> September 2015 except for the disclosures regarding 'Public Shareholding' and Promoter and Promoter Group Shareholding' which have been traced from disclosures made by the management and have not been audited by us. This statement is the responsibility of the Company's Management and has been approved by the Board of Directors on 6<sup>th</sup> November 2015. Our responsibility is to issue a report on these financial statements based on 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 Consolidated Unaudited Financial Results prepared in accordance with applicable accounting standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Clause 41 of the Listing Agreement including the manner, in which it is to be disclosed, or that it contains any material misstatement.

**For RAY & RAY  
Chartered Accountants.**

*Mrinal Kanti Bandyopadhyay*  
MRINAL KANTI BANDYOPADHYAY  
Partner

Membership No. 051472  
Firm Registration No.301072E

Place: Bangalore  
Date: November 6th, 2015

