

## Limited Review Report

### REVIEW REPORT TO THE BOARD OF DIRECTORS OF NITESH ESTATES LIMITED

We have reviewed the accompanying statement of unaudited standalone financial results of **Nitesh Estates Limited** ("the Company") for the quarter ended June 30, 2017 (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 is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to issue a report on these financial statement 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 provides 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 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 and Disclosure Requirements) Regulations, 2015, read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated 5 July, 2016, including the manner in which it is to be disclosed, or that it contains any material misstatement.

#### Other matters

1. We have not audited or reviewed the Statement and other financial information for the quarter ended June 30, 2016 which have been presented solely based on the information compiled by the management.



2. Gross accounting method is followed by considering the fair value of the land belonging to the land owners while computing the percentage of profit for revenue recognition. This method has been adopted as per prevailing accounting practice in real estate industry with reference to "Ind AS 18-Revenue", as the same has not been specifically mentioned in "Ind AS 11 Construction Contracts". Due to this revenue has been increased by Rs.49 Lacs and Land and Construction Cost (net of changes in inventory) has been increased by Rs.326 lacs for the quarter ended June 30, 2017 and revenue has been increased by Rs 10,076 lacs and Land and Construction Cost (net of changes in inventory) increased by Rs 10,055 lacs for the quarter ended June 30, 2016. We are unable to form an opinion in this matter.

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



Place: Bangalore

Date: 14<sup>th</sup> September, 2017

Mrinal Kanti Banerjee  
Partner  
Membership No 051472

Statement of unaudited standalone financial results for the quarter ended on June 30, 2017

(Rs. in Lakhs)

No	Particulars	Quarter ended	
		30-Jun-17	30-Jun-16
		Unaudited	Unaudited
1	Income		
	(a) Revenue from operations	1,500	14,324
	(b) Other Income	43	57
	<b>Total Income</b>	<b>1,543</b>	<b>14,381</b>
2	Expenses		
	(a) Land and construction cost	5,709	2,835
	(b) Changes in Inventories of Finished goods, work in progress & Stock in Trade	(4,272)	10,022
	(c) Employee benefit expense	541	332
	(d) Finance costs	711	609
	(e) Depreciation and amortization expense	12	14
	(f) Other Expenditure	244	276
	<b>Total Expenses</b>	<b>2,945</b>	<b>14,088</b>
3	Profit/(Loss) before tax (1-2)	(1,402)	293
4	Tax expenses		
	i) Current Tax	(72)	45
	ii) Deferred tax	-	21
5	5. Profit/(Loss) for the period (3-4)	(1,330)	227
6	Other Comprehensive Income		
	(i) Items that will not be reclassified to profit & Loss	33	-
	(ii) Income tax on items that will not be reclassified to profit or loss	(11)	-
	<b>Total Other Comprehensive Income</b>	<b>22</b>	<b>-</b>
7	<b>Total Comprehensive Income for the period [Comprising profit/(loss) and Other Comprehensive Income for the period (5+6)]</b>	<b>(1,308)</b>	<b>227</b>
8	Earnings/(Loss) Per Share ('EPS') (of Rs. 10 each) - (Rs.)		
	(a) Basic EPS	(0.91)	0.16
	(b) Diluted EPS	(0.91)	0.16
9	Paid up equity share capital (Face Value of 10/- each)	14,583	14,583



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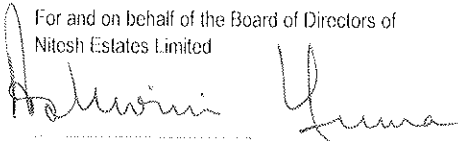
Notes to the financial results:

- 1 The above standalone 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 September 14, 2017. The statutory auditors have audited the Financial Results for the quarter ended June 30, 2017. These results are uploaded on the Company website i.e. www.niteshstates.com and on the Stock Exchanges where the shares of the Company are listed i.e. www.bseindia.com and www.nseindia.com.
- 2 The Company primarily operates in two business segments - 'Residential' and 'Retail'. All operations are in India and hence there is no geographical segment.
- 3 The company has adopted Indian Accounting Standards prescribed under Section 133 of the Companies Act,2013 (Ind AS) from April 1 2017 and all the periods presented in the financial results & other financial information has been prepared in accordance with recognition & measurement principles laid down in Ind AS & discloses information required to be disclosed under Regulation 33 of the SEBI (Listing Obligations & Disclosure Requirements ) Regulations ,2015,read with SEBI circular no. CIR/CFD/FAC/62/2016 dated July 5,2016
- 4 The company has also prepared a reconciliation of the net profit/ (loss) for the corresponding periods under the previously applicable Generally Accepted Accounting Principles("previous GAAP) with the total comprehensive income as reported in these financial results under Ind AS.The net profit reconciliation for the quarters ended 30th June 2016 for the financial results are presented below:

(Rs in Lakhs)	
Reconciliation of the Net Profit/(Loss) reported in accordance with Indian GAAP to total comprehensive income in accordance with Ind AS is given below:	Quarter ended 30.6.2016
Net Profit/(Loss) as per previous GAAP (Indian GAAP)	180
Gross Accounting Impact of barter transactions on Joint Development Project	20
Fair valuation of Financial assets and Financial liabilities as per Ind AS -109	52
Actuarial loss on employee defined benefit plan recognised in Other Comprehensive Income as per Ind AS 19	(1)
Deferred tax impact of above adjustments	(25)
Net Profit/(Loss) as per Ind AS	227
Other Comprehensive Income	0
<b>Total Comprehensive income for the period</b>	<b>227</b>

- 5 The Ind AS financial results for the quarter ended 30.6.2016 have been compiled by the management after considering the necessary changes to give a true & fair value of the results in accordance with Ind AS. The Ind AS adjustments made in the financial results for the quarter ended 30.6.2016 has not been subjected to any limited review or audit .
- 6 Disclosure of figures for previous year ended 31st March 2017 & quarter ended 31st March 2017 is not mandatory as per Para 2.6.1(ii) - CIR/CFD/FAC/62/2016 Dated 5th July 2016.
- 7 The Land and construction cost includes Rs. 98 Lakhs as finance cost towards interest for quarter ended on June 30, 2017.
- 8 Gross accounting method is followed by considering the fair value of the land belonging to the land owners while computing the percentage of profit for income recognition. This method has been adopted as per prevailing accounting practice in real estate industry with reference to "Ind AS 18-Revenue". as the same has not been specifically mentioned in "Ind AS 11 Construction Contracts". Due to this revenue and land & construction cost (net of changes in inventory) have been increased by Rs 49 lacs and Rs 326 lacs for the quarter ended June 30, 2017 and by Rs 10076 lacs and Rs 10055 lacs for the quarter ended June 30, 2016 respectively
- 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



Ashwini Kumar  
Executive Director & Chief Operating Officer

Place: Bangalore, India  
Date : September 14, 2017

**Standalone Segment wise revenue, results**

(Rs in lakhs)

No	Particulars	Quarter ended	
		30-Jun-17	30-Jun-16
		Unaudited	Unaudited
1	<b>Segment revenue</b>		
	(a) Residential	1,500	14,324
	(b) Retail	-	-
	<b>Total</b>	1,500	14,324
	Less: Inter-segment revenue	-	-
	<b>Net income from operations</b>	1,500	14,324
2	<b>Segment results</b>		
	Profit/(loss) before tax and interest		
	(a) Residential	(735)	845
	(b) Retail	-	-
	<b>Total</b>	(735)	845
	Add: Other income	43	57
	Less: Interest	711	609
	<b>Total profit/(loss) before tax</b>	(1,402)	293



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Nitesh Estates Limited  
 Regd. Office: Nitesh Timesquare , 7th Floor , No. 8, M.G Road, Bengaluru 560 001  
 CIN: L07010KA2004PLC033412, website - www.niteshestates.com

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

(Rs in lakhs)

No	Particulars	Quarter ended	
		30-Jun-17	30-Jun-16
		Unaudited	Unaudited
1	<b>Segment revenue</b>		
	(a) Residential	1,500	14,324
	(b) Retail	-	-
	<b>Total</b>	1,500	14,324
	Less: Inter-segment revenue	-	-
	<b>Net income from operations</b>	1,500	14,324
2	<b>Segment results</b>		
	Profit/(loss) before tax and interest		
	(a) Residential	(735)	845
	(b) Retail	-	-
	<b>Total</b>	(735)	845
	Add: Other income	43	57
	Less: Interest	711	609
	<b>Total profit/(loss) before tax</b>	(1,402)	293
3	<b>Segment Assets</b>		
	(a) Residential	138,069	116,243
	(b) Retail	-	-
	(c) Hospitality	-	-
	(d) Unallocated	-	-
	<b>Total</b>	138,069	116,243
4	<b>Segment Liabilities</b>		
	(a) Residential	87,387	72,553
	(b) Retail	-	-
	(c) Hospitality *	-	-
	(d) Unallocated	-	-
	<b>Total</b>	87,387	72,553

Note: As per SEBI circular dated 5th July 2016, information pertaining to segment assets and segment liabilities has been provided.


  
 for NITESH ESTATES LIMITED
   
 Executive Director
   


Date : 27-9-2017  
 Place : Bangalore

**Nitesh Estates Limited**

CIN : L07010KA2004PLC033412

Regd. Office: Level 7, Nitesh Timesquare, # 8, M.G. Road, Bangalore - 560 001, India.

P: +91- 80-4017 4000 F: +91- 80-2555 0825, W: www.niteshestates.com