

**Auditor's report on the Standalone Financial Results of NEL Holdings Limited (formerly named as Nitesh Estates Limited) pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

**TO  
THE BOARD OF DIRECTORS OF NEL HOLDINGS LIMITED  
(FORMERLY NAMED AS NITESH ESTATES LIMITED)**

We have audited the Standalone Financial Results of NEL Holdings Limited (formerly named as Nitesh Estates Limited) ("the Company"), for the quarter and year ended March 31, 2019 attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended. These financial results have been prepared on the basis of annual financial statements and reviewed quarterly financial results which are the responsibility of the Company's Management. Our responsibility is to express an opinion on these financial results based on our review of such quarterly financial results and audit of annual financial statements, which have been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard, prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder; as applicable and other accounting principles generally accepted in India.

The Statement includes the results for the quarter ended March 31, 2019 and the corresponding quarter ended in the previous year being the balancing figure between audited figures in respect of the full financial year and the published unaudited year to date figures up to the third quarter of the relevant financial year which were subject to limited review.

We conducted our audit in accordance with the auditing standards generally accepted in India. Those Standards require that we plan and perform the audit to obtain reasonable assurance about whether the standalone annual financial result is free of material misstatement. An Audit includes examining, on a test basis, evidence supporting the amounts disclosed in the financial results. An audit also includes assessing the accounting principles used and significant estimates made by the Management. We believe that our audit provides a reasonable basis for our opinion.



The audited financial results for the quarter and year ended March 31, 2018 are based on the previously issued results of the Company prepared in accordance with Ind AS. Those audited financial results were reviewed by us and as per our audit report dated May 30, 2018 we have expressed an unmodified conclusion on those audited financial results.

In our opinion and to the best of our information and according to the explanation given to us, these quarterly and yearly financial results:


- a) are presented in accordance with the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended in this regard;

and

- b) give a true and fair view of the net loss, other comprehensive income and other financial information of the Company for the quarter and year ended March 31, 2019.



For **RAY & RAY**  
Chartered Accountants  
(Firm's Registration No. 301072E)

  
(Bidyut Prakas Bhattacharya)  
Partner  
Membership No. 053906

Place: Bengaluru  
Date: 30.05.2019



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Statement of audited standalone financial results for the year ended on March 31, 2019

(Rs in lakh except EPS)

No	Particulars	Quarter ended			Current year ended	Previous Year ended
		31-Mar-19	31-Dec-18	31-Mar-18	31-Mar-19	31-Mar-18
		audited	Unaudited	audited	Audited	Audited
1	Income					
	(a) Revenue from operations	6,026	454	334	8,439	2,754
	(b) Other Income	32	44	1,132	178	1,357
	<b>Total Income</b>	<b>6,058</b>	<b>498</b>	<b>1,466</b>	<b>8,617</b>	<b>4,111</b>
2	Expenses					
	(a) Land and construction cost	849	(1,022)	(927)	47,121	993
	(b) Changes in Inventories of Finished goods, work in progress & Stock in Trade	541	1,278	2,035	(43,880)	2,177
	(c) Employee benefits expense	317	338	466	1,331	1,735
	(d) Finance costs	1,441	1,296	2,195	4,751	4,468
	(e) Depreciation and amortization expense	8	5	13	23	45
	(f) Other Expenses	12,645	208	4,521	13,734	5,432
	<b>Total Expenses</b>	<b>15,801</b>	<b>2,103</b>	<b>8,303</b>	<b>23,080</b>	<b>14,850</b>
3	Profit/(Loss) before tax (1-2)	(9,743)	(1,605)	(6,837)	(14,463)	(10,739)
4	Tax expenses					
	i) Current Tax	-	-	-	-	-
	ii) Deferred tax	28	30	(1,129)	87	(1,177)
5	Profit/(Loss) after tax for the period (3-4)	(9,771)	(1,635)	(5,708)	(14,550)	(9,562)
6	Other Comprehensive Income					
	(i) Items that will not be reclassified to profit & Loss	-	-	19	-	-
	(ii) Remeasurement of Defined Benefit Plan	-	6	-	17	(6)
	(iii) FVOCI - equity investments	-	-	(5,405)	-	(5,405)
	(iv) Tax on above items that will not be reclassified to profit or loss	-	(2)	1,840	(6)	1,840
	<b>Total Other Comprehensive Income</b>	<b>-</b>	<b>4</b>	<b>(3,546)</b>	<b>11</b>	<b>(3,571)</b>
7	Total Comprehensive Income for the period (Comprising profit/(loss) and Other Comprehensive Income for the period (5+6))	(9,771)	(1,631)	(9,254)	(14,539)	(13,133)
8	Earnings/(Loss) Per Share ('EPS') (of Rs. 10 each) - (Rs.) (not annualised)					
	(a) Basic EPS	(6.70)	(1.12)	(3.91)	(9.98)	(6.56)
	(b) Diluted EPS	(6.70)	(1.12)	(3.91)	(9.98)	(6.56)
9	Paid up equity share capital (Face Value of 10/- each)	14,583	14,583	14,583	14,583	14,583





## Statement of Assets &amp; Liabilities

(Rs in lakh)

Particulars	As on	As on
	31-Mar-19	31-Mar-18
	audited	audited
<b>ASSETS</b>		
<b>(1) Non-current assets</b>		
a) Property, Plant and Equipment	58	71
b) Other Intangible assets	10	15
c) Capital work in progress	12,998	12,998
	13,066	13,084
d) Financial Assets		
(i) Investments	25,697	37,400
(ii) Loans	279	279
(iii) Other financial assets	-	-
e) Other non-current assets	-	-
	25,976	37,679
<b>(2) Current assets</b>		
a) Inventories	73,044	29,164
b) Financials Assets		
(i) Trade receivables	2,050	3,674
(ii) Cash and cash equivalents	217	420
(iii) Other Bank balances	-	-
(iv) Loans	2,296	1,633
(v) Other current financial assets	-	-
c) Other current assets	38,663	42,768
d) Current tax assets, net	(91)	137
	116,180	77,796
<b>Total Assets</b>	<b>155,222</b>	<b>128,559</b>
<b>EQUITY AND LIABILITIES</b>		
<b>(1) Equity</b>		
Equity Share capital	14,583	14,583
Other Equity	(1,713)	19,562
	12,870	34,145
<b>(2) Non-current liabilities</b>		
a) Financial Liabilities		
(i) Other financial liabilities	-	-
(ii) Net employee defined benefit liabilities	-	-
b) Deferred tax liabilities, net	1,682	1,049
c) Provisions	194	222
<b>(3) Current liabilities</b>	1,876	1,271
a) Financial Liabilities		
(i) Borrowings	52,332	49,814
(ii) Trade payables	19,673	17,065
(iii) Other current financial liabilities	-	-
(iv) Net employee defined benefit liabilities	-	-
b) Other current liabilities	68,437	26,217
c) Provisions	34	47
	140,476	93,143
<b>Total Equity &amp; Liabilities</b>	<b>155,222</b>	<b>128,559</b>

## Notes to the financial results:

1 The above audited standalone financial results of NEL Holdings 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 30th of May 2019. The statutory auditors have conducted a statutory audit of the standalone Financial Results of the Company for the quarter and year ended 31st, March 2019. 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.




- 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 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 & twelve months ended 31st March 2019, revenue from operations is higher by Rs 5,728 lakhs and higher by Rs.6,626 lakhs and Net Profit before tax is higher by Rs. 2,440 lakhs and Rs. 2,870 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 twelve months ended is increased by Rs. 1.67 and by Rs. 1.97 per share respectively.

- 3 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.
- 4 The Company primarily operates in two business segments - 'Residential' and 'Retail'. All operations are in India and hence there is no geographical segment.
- 5 The figures for the quarter ended March 31 2019 are the derived balancing figures between the unaudited figures in respect of nine months ended 31st December 2018 and audited figures in respect of twelve months period ended 31st March 2019 which were subjected to audit.
- 6 The figures in respect of previous period have been regrouped/rearranged wherever necessary.

For and on behalf of the Board of Directors of  
NEL Holdings Limited  
(Formerly Known as Nitesh Estates Ltd)

  
L.S. Vaidyanathan  
DIN: 00304652  
Executive Director



Place: Bengaluru, India  
Date : May 30, 2019



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**Standalone Segment wise revenue, results**

(Rs in lakh except EPS)

No	Particulars	Quarter ended			Current year ended	Previous Year ended
		31-Mar-19	31-Dec-18	31-Mar-18	31-Mar-19	31-Mar-18
		audited	Unaudited	audited	Audited	Audited
1	<b>Segment revenue</b>					
	(a) Residential	6,026	454	334	8,439	2,754
	(b) Retail	-	-	-	-	-
	<b>Total</b>	6,026	454	334	8,439	2,754
	Less: Inter-segment revenue	-	-	-	-	-
	<b>Net income from operations</b>	6,026	454	334	8,439	2,754
2	<b>Segment results</b>					
	Profit/(loss) before tax and interest					
	(a) Residential	(8,334)	(353)	(5,774)	(9,890)	(7,628)
	(b) Retail	-	-	-	-	-
	<b>Total</b>	(8,334)	(353)	(5,774)	(9,890)	(7,628)
	Add: Other income	32	44	1,132	178	1,357
	Less: Interest	1,441	1,296	2,195	4,751	4,468
	<b>Total profit/(loss) before tax</b>	(9,743)	(1,605)	(6,837)	(14,463)	(10,739)
3	<b>Segment Assets</b>					
	(a) Residential	155,221	165,624	128,559	155,221	128,559
	(b) Retail					
	(c) Unallocated					
	<b>Total</b>	155,221	165,624	128,559	155,221	128,559
4	<b>Segment Liabilities</b>					
	(a) Residential	140,670	141,331	93,364	140,670	93,364
	(b) Retail					
	(c) Unallocated					
	<b>Total</b>	140,670	141,331	93,364	140,670	93,364

