

SANATHNAGAR ENTERPRISES LTD.

Lodha Excelus, N.M Joshi Marg, Mahalaxmi, Mumbai 400 011, India

8th August 2017

BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street,
Kala Ghoda, Fort,
Mumbai, 400001

Dear Sirs,

Outcome of Board meeting

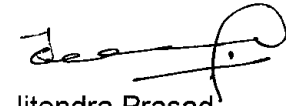
At its meeting held today, the Board of Directors ('the Board') have considered and approved the Unaudited Financial Results of the Company for the quarter ended June 30, 2017.

Pursuant to Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Listing Regulations), we enclose herewith the unaudited Financial Results for the quarter ended June 30, 2017, along with limited review report duly submitted by the Statutory Auditors.

The meeting of the Board of Directors commenced at 3.30 p.m. and concluded at 6.20 p.m.

You are requested to take note of the above.

Yours faithfully
Sanathnagar Enterprises Limited



Jitendra Prasad
Company Secretary & Compliance Officer

Independent Auditor's Review Report on Quarterly Financial Results of the Company pursuant to the Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirement) Regulations, 2015**The Board of Directors
Sanathnagar Enterprises Limited**

1. We have reviewed the accompanying statement of unaudited Ind AS financial results of Sanathnagar Enterprises Limited (the "Company") for the quarter ended June 30, 2017 (the "Statement"), being submitted by the Company pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as modified by Circular No. CIR/CFD/FAC/62/2016 dated July 05, 2016 (Listing Agreement). This Statement is the responsibility of the Company's Management and has been approved by the Board of Directors, which has been prepared in accordance with the Companies (Indian Accounting Standard) Rules, 2015 ('Ind AS') prescribed under Section 133 of the Companies Act, 2013 and other recognized accounting practices and policies. Our responsibility is to issue a report on these Ind AS financial results based on our review.
2. 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.
3. 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.
4. Based on our review conducted, nothing has come to our attention that causes us to believe that the accompanying Statement has not been prepared in all material aspects in accordance with Ind AS specified under section 133 of the Companies Act, 2013 read with Rule 7 of the Companies (Accounts) Rules, 2015 and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of the Listing Agreement including the manner in which it is to be disclosed, or that it contains any material misstatement.

For MSKA & Associates
(Formerly known as 'MZSK & Associates')
Chartered Accountants
Firm Registration No.105047W



Partner: Abuali Darukhanawala
Membership No.: 108053
Place: Mumbai
Date: August 8, 2017



SANATHNAGAR ENTERPRISES LIMITED
CIN : 199999MH1947PLC252768

Regd. Office: 412, Floor- 4, 17G, Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai - 400 001

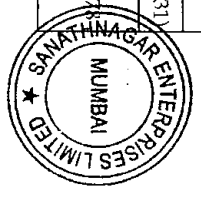
Tel.: 91-22-23024400 Fax: +91-22-23024550

Website: www.sel.net.in E-mail: Investors.SEL@lodhagroup.com

STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30-JUNE-2017

(₹ in Lakhs)

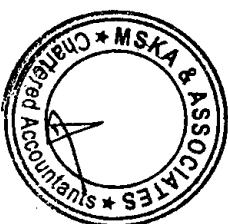
Sr. No.	Particulars	Quarter ended			For the year ended
		30-Jun-17 Unaudited	31-Mar-17 (Refer Note 6)	30-Jun-16 Unaudited	
I	Income from Operations				
	a) Net Sales / Income from Operations	492.25	4,849.49	1,854.50	10,419.49
	b) Other Operating Income	0.91	4.69	1.83	11.48
II	Other Income	11.76	181.90	1.08	183.63
III	Total Income (I + II)	504.92	5,036.08	1,857.41	10,614.60
IV	Expenses				
	a) Cost of Projects	487.94	3,761.31	2,161.50	8,628.63
	b) Employee Benefits Expense	6.85	17.83	46.95	99.39
	c) Depreciation and Amortisation Expense	0.71	0.80	6.94	9.36
	d) Finance Costs	1.65	225.27	299.44	950.75
	e) Other Expenses	57.83	43.11	45.60	243.17
	Total Expenses	554.98	4,048.32	2,560.43	9,931.30
V	Profit/(Loss) before exceptional and extraordinary items and tax (III - IV)	(50.06)	987.76	(703.02)	683.30
VI	Exceptional Items	-	-	-	-
VII	Profit/(Loss) before extraordinary items and tax (V-VI)	(50.06)	987.76	(703.02)	683.30
VIII	Extraordinary Items	-	-	-	-
IX	Profit/(Loss) before tax (VII-VIII)	(50.06)	987.76	(703.02)	683.30
X	Tax Expense				
	a) Current Tax	-	561.02	-	550.72
	b) Deferred Tax	-	(404.54)	(230.89)	(301.35)
XI	Profit / (Loss) for the period from Continuing operations (IX - X)	(50.06)	831.28	(472.13)	433.93
XII	Net Profit for the period	(50.06)	831.28	(472.13)	433.93
XIII	Other Comprehensive Income (Net of Tax)	0.36	0.94	(0.75)	0.94
XIV	Total Comprehensive Income (After Tax) (XII + XIII)	(49.70)	832.22	(472.88)	434.87
XV	Paid-up equity share capital	315.00	315.00	315.00	315.00
XVI	(Face Value of ₹ 10 each)				
XVII	Reserves excluding Revaluation Reserves (as per balance sheet of previous accounting year)				(1,243.31)
	Earnings Per Share (before and after Extraordinary items) (Face Value of ₹ 10 each)*				13.42
	Basic and Diluted	(1.59)	26.39	(15.01)	13.42
	* not annualized				



NOTES TO THE FINANCIAL RESULTS

- 1 The unaudited financial results ('the Statement') of Sanathnagar Enterprises Limited ('SEL', "the Company") for the quarter ended 30-June-17 have been reviewed by the Audit Committee and approved by the Board of Directors ("the Board") at its meeting held on 08 - August -17.
- 2 The Statement is in accordance with the Indian Accounting Standards (Ind AS) as prescribed under section 133 of the Companies Act 2013, read with the rule 3 of the Companies (Indian Accounting Standards) Rules,2015 and Companies (Indian Accounting Standards) (Amendment Rules),2016.
- 3 Since the nature of real estate business of the Company is such that, profit/(loss) do not necessarily accrue over the period, the results of the quarter may not be representative of the profit/(loss) for the period.
- 4 The Company is mainly engaged in the business of real estate development, which is considered to be the only reportable segment by the management.
- 5 The Company is in the process of complying with the requirement of Rule 19(2)(b) of Securities Contracts (Regulation) (Amendment) Rules 2010, with regard to achieving public shareholding to the prescribed minimum level of 25% of the total equity shares issued by the Company.
- 6 Figures for the quarter ended 31 - March-17 represents the balancing figures between the audited figures for the full financial year and published year to date figures up to third quarter of the financial year 2016-17.
- 7 The previous period's figures have been regrouped, re-arranged and reclassified wherever necessary to confirm to current period's presentation.

Place : Mumbai
Date : 08-August-17



A handwritten signature in black ink, appearing to be "P. Pavle".

For and on behalf of the Board
For Sanathnagar Enterprises Limited
Purnima Pavle
Director
(DIN : 06705133)