

SANATHNAGAR ENTERPRISES LTD.

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

6th February, 2018

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

Dear Sirs,

Sub: Submission of Unaudited Financial Results for the quarter ended December, 2017 along with Limited Review Report

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 December 31, 2017, along with limited review report duly submitted by the Statutory Auditors of the Company.

The above financial results were also approved by the Board of Directors at the meeting held today, which commenced at 3.30 p.m. and concluded at 6.15 p.m.

You are requested to take note of the above.

Yours faithfully
Sanathnagar Enterprises Limited


Hitesh Marthak
Company Secretary
Membership No. A18203




Encl: As above.

Independent Auditor's Review Report on Quarterly Financial Results and Year to Date Results of the Company Pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

The Board of Directors
Sanathnagar Enterprises Limited

1. We have reviewed the accompanying statement of unaudited financial results of **SANATHNAGAR ENTERPRISES LIMITED** ('the Company') for the quarter ended 31st December, 2017 and the year to-date results for the period 1st April, 2017 to 31st December, 2017 ('the Statement'), being submitted by the Company pursuant to the requirements of Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as modified by Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016 (Listing Regulations). This Statement, which is the responsibility of the Company's Management and has been approved by the Board of Directors, has been prepared in accordance with Ind AS 34 'Interim Financial Reporting', prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other recognized accounting practices and policies generally accepted in India. Our responsibility is to issue a report on the Statement 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. 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.
3. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement has not been prepared in all material respects in accordance with the applicable Accounting Standards, prescribed under Section 133 of the Companies Act, 2013 and other recognized accounting practices and policies, and has not disclosed the information required to be disclosed in terms of the Listing Regulations 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
ICAI Firm Registration No. 105047W



Partner: **Abuali Darukhanawala**
Membership No.: 108053
Place: Mumbai
Date: February 6, 2018



STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31-DECEMBER-2017							(₹ in Lakhs)
Sr. No.	Particulars	For the quarter ended			For the nine months ended		For the year ended
		31-Dec-17 Unaudited	30-Sep-17 Unaudited	31-Dec-16 Unaudited	31-Dec-17 Unaudited	31-Dec-16 Unaudited	
I	Income						
	Revenue from Operations	97.35	(102.22)	2,280.36	488.29	5,576.79	10,430.97
II	Other Income	1.80	6.55	0.30	20.11	1.72	183.62
III	Total Income (I + II)	99.15	(95.67)	2,280.66	508.40	5,578.51	10,614.59
IV	Expenses						
	a) Cost of Projects	53.17	3.42	1,763.35	544.53	4,867.32	8,628.63
	b) Employee Benefits Expense	14.49	4.71	16.12	26.05	81.56	99.39
	c) Depreciation and Amortisation Expense	0.66	0.60	0.83	1.97	8.56	9.36
	d) Finance Costs	4.86	0.01	193.87	6.52	725.48	950.75
	e) Other Expenses	47.81	33.14	111.62	138.78	200.06	243.17
	Total Expenses	120.99	41.88	2,085.79	717.85	5,882.98	9,931.30
V	Profit before exceptional items and tax (III - IV)	(21.84)	(137.55)	194.87	(209.45)	(304.47)	683.29
VI	Exceptional Items	-	-	-	-	-	-
VII	Profit before tax (V-VI)	(21.84)	(137.55)	194.87	(209.45)	(304.47)	683.29
VIII	Tax Expense						
	a) Current Tax	-	-	(0.30)	-	(10.30)	(550.72)
	b) Deferred Tax	-	(24.96)	(77.81)	(24.96)	103.19	301.35
IX	Profit / (Loss) for the period from continuing operations (VII - VIII)	(21.84)	(162.51)	116.76	(234.41)	(211.58)	433.92
X	Net Profit/(Loss) for the period	(21.84)	(162.51)	116.76	(234.41)	(211.58)	433.92
XI	Other Comprehensive Income (Net of Tax)	0.28	(0.23)	1.13	0.41	1.44	0.94
XII	Total Comprehensive Income (After Tax) (X+ XI)	(21.56)	(162.74)	117.89	(234.00)	(210.14)	434.86
XIII	Paid-up equity share capital (Face Value of ₹ 10 each)	315.00	315.00	315.00	315.00	315.00	315.00
XIV	Other Equity						(1,243.28)
XV	Earnings Per Share (Face Value of ₹ 10 each)*						
	Basic and Diluted	(0.69)	(5.16)	3.74	(7.43)	(6.72)	13.78
	* not annualized						



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NOTES TO THE FINANCIAL RESULTS

- 1 The unaudited financial results ("the Statement") of Sanathnagar Enterprises Limited ("SEL", "the Company") for the quarter and nine months ended 31-December-17 have been reviewed by the Audit Committee and approved by the Board of Directors ("the Board") at its meeting held on 06-February-18.
- 2 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.
- 3 The Company is mainly engaged in the business of real estate development, which is considered to be the only reportable segment by the management.
- 4 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.
- 5 The previous period's/year's figures have been regrouped, re-arranged and reclassified wherever necessary to conform to current period's presentation.

Place : Mumbai

Date : 06-February-18



For and on behalf of the Board
For Sanathnagar Enterprises Limited



Purnima Pavle
Director
(DIN : 06705133)