

SANATHNAGAR ENTERPRISES LTD.

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

Date: 22nd November, 2016

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

Sub: Unaudited Financial Results of the Company for the quarter ended 30th September, 2016
(Company Name: Sanathnagar Enterprises Limited Scrip Code: 509423)

Pursuant to the provisions of Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), we are enclosing herewith the Unaudited Standalone Financial Results of the Company for the quarter and half year ended 30th September, 2016, duly approved by the Board of Directors of the Company at its Meeting held on 22nd November, 2016. The Meeting of the Board of Directors commenced at 6.00 p.m. and concluded at 7.00 p.m.


We are also enclosing herewith the "Limited Review Report" of the Statutory Auditors of the Company as required under Regulation 33 of the Listing Regulations.

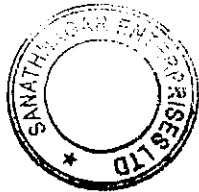
Kindly take the above information on record.

Thanking you,

Yours truly,

For Sanathnagar Enterprises Limited


Purnima Pavle
Director
DIN: 06705133



Encl.: A/a

MZSK

& Associates

Chartered Accountants

Mumbai
Pune
New Delhi - Gurgaon
Bengaluru
Hyderabad

www.mzsk.in

Limited Review Report

Review Report to
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 September 30, 2016 and period ended September 30, 2016 (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. Further, the management is also responsible to ensure that the accounting policies used in preparation of this Statement are consistent with those used in preparation of the Company's opening unaudited Balance sheet as at April 01, 2015 prepared in accordance with the Companies (India 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 financial statements 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 financial statements are 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.



The Ruby, Level 9, North West Wing,
Senapati Bapat Marg, Dadar (W),
Mumbai - 400028, INDIA
Tel: +91 22 3332 1600

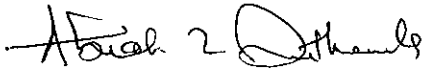
MZSK

& Associates

Chartered Accountants

4. 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 aspects in accordance with India Accounting Standard 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 MZSK & Associates
Chartered Accountants
Firm Registration No.105047W



Partner: **Abuali Darukhanawala**
Membership No.: 108053
Place: Mumbai
Date: 22nd November, 2016



SANATHNAGAR ENTERPRISES LIMITED

CIN : L99999MH1947PLC252768

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.sanathnagar.in E-mail: investors.sel@lodhagroup.com

		(₹ in Lakhs)
UNAUDITED STATEMENT OF ASSETS AND LIABILITIES AS ON 30-SEPTEMBER-2016		
Particulars		As at 30-Sep-16
		Unaudited
A	ASSETS	
	Non-current assets	
1	a) Property, Plant and Equipment	12.10
	b) Current Tax Assets (net)	466.04
		478.14
2	Current Assets	
	a) Inventories	6,006.37
	b) Financial Assets	
	i) Trade Receivables	496.54
	ii) Cash and Cash Equivalents	16.22
	iii) Other Bank Balance other than (ii) above	13.51
	iv) Other Financial Assets	1.88
	c) Other Current Assets	121.88
		6,656.40
	Total Assets (1 + 2)	7,134.54
B	EQUITY AND LIABILITIES	
1	Equity	
	a) Equity Share capital	315.00
	b) Other Equity	(2,022.79)
		(1,707.79)
2	Non-current liabilities	
	a) Deferred tax liabilities (net)	94.59
	b) Provisions	1.69
		96.28
3	Current liabilities	
	a) Financial Liabilities	
	i) Borrowings	6,596.17
	ii) Trade Payables	732.19
	iii) Other Financial Liabilities	547.39
	b) Other Current Liabilities	869.69
	c) Provisions	0.61
		8,746.05
	Total Equity and Liabilities(1 + 2 + 3)	7,134.54

For and on behalf of the Board
For Sanathnagar Enterprises Limited



Purnima Pavle
Director
(DIN : 06705133)

Place : Mumbai

Date : 22nd November, 2016

SANATHNAGAR ENTERPRISES LIMITED

CIN : L99999MH1947PLC252768

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

Tel.: 91.22.23024400 Fax: +91.22.23024550

Website: www.sanathnagar.in E-mail: investors.sel@lodhagroup.com

STATEMENT OF STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30-SEPTEMBER-2016						
Sr. No.	Particulars	Quarter ended		Half year ended		(₹ in Lakhs)
		30-Sep-16 Unaudited	30-Jun-16 Unaudited	30-Sep-15 Unaudited	30-Sep-15 Unaudited	
1	Income from Operations					
	a) Net Sales / Income from Operations	1,439.31	1,854.50	1,424.27	3,293.81	5,179.95
	b) Other Operating Income	0.79	1.83	8.93	2.62	8.93
	Total Income from Operations	1,440.10	1,856.33	1,433.20	3,296.43	5,188.88
2	Expenses					
	a) Cost of Projects	942.47	2,161.50	743.17	3,103.97	3,229.45
	b) Purchase of Stock-in-trade	-	-	-	-	-
	c) Changes in inventory of finished goods, work-in-progress and stock-in-trade	-	-	-	-	-
	d) Employee Benefits Expense	18.49	46.95	54.59	65.44	95.12
	e) Depreciation and Amortisation Expenses	0.79	6.94	1.01	7.73	1.99
	f) Other Expenses	42.84	45.60	659.50	88.44	851.94
	Total Expenses	1,004.59	2,260.99	1,458.27	3,265.58	4,178.50
3	Profit/(Loss) from Operations before other income, finance costs and exceptional items (1 - 2)	435.51	(404.66)	(25.07)	30.85	1,010.38
4	Other Income	0.34	1.08	9.61	1.42	10.12
5	Profit/(Loss) from ordinary activities before finance costs and exceptional items (3 + 4)	435.85	(403.58)	(15.46)	32.27	1,020.50
6	Finance Costs	232.17	299.44	139.62	531.61	335.43
7	Profit/(Loss) from ordinary activities after finance costs but before exceptional items (5 - 6)	203.68	(703.02)	(155.08)	(499.34)	685.07
8	Exceptional Items	-	-	-	-	-
9	Profit/(Loss) from Ordinary Activities before tax (7 + 8)	203.68	(703.02)	(155.08)	(499.34)	685.07
10	Tax Expense	(59.89)	230.89	54.50	171.00	(183.97)
11	Net Profit/(Loss) from Ordinary Activities after tax (9+10)	143.79	(472.13)	(100.58)	(328.34)	501.10
12	Extraordinary Item	-	-	-	-	-
13	Net Profit/(Loss) for the period (11 + 12)	143.79	(472.13)	(100.58)	(328.34)	501.10
14	Other Comprehensive Income (Net of Tax)	1.06	(0.75)	0.10	0.31	(0.57)
15	Total Comprehensive Income (After Tax) (13 + 14)	144.85	(472.88)	(100.48)	(328.03)	500.53
16	Paid-up equity share capital (Face Value of ₹ 10 each)	315.00	315.00	315.00	315.00	315.00
17	Earnings Per Share (before and after Extraordinary items) (Face Value of ₹ 10 each)*					
	Basic and Diluted	4.60	(15.01)	(3.19)	(10.42)	15.91
	* not annualized					

(Handwritten signature)

SANATHNAGAR ENTERPRISES LIMITED

CIN : L99999MH1947PLC252768

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

Tel.: 91.22.23024400 Fax: +91.22.23024550

Website: www.sanathnagar.in E-mail: investors.sel@lodhagroup.com

NOTES:

- 1 The unaudited standalone financial results of Sanathnagar Enterprises Limited ("SEL", "the Company") for the quarter and half year ended September 30, 2016 have been reviewed by the Audit Committee and approved by the Board of Directors ("the Board") at its meeting held on 22nd November, 2016. These results have been subjected to limited review by the Statutory Auditors of the Company. The unaudited standalone financial results for the corresponding quarter and half year ended September 30, 2015, prepared under Indian Accounting standards ("Ind AS"), is not subject to Limited Review by the Statutory Auditors of the Company and is as prepared by the management. The Management has exercised necessary due diligence to ensure that financial results provide a true and fair view of its results for that period.
- 2 The Company has adopted Ind AS from April 1, 2016 and accordingly, these financial results have been prepared in accordance with the recognition and measurement principals laid down in Ind AS 34 Interim Financial Reporting prescribed under section 133 of the Companies Act 2013, read with relevant rules issued thereunder. The date of transition to Ind AS is April 1, 2015. The impact of transition has been accounted for in the opening reserves and the comparative period results have been restated accordingly. The opening balance sheet as at April 1, 2015 and results for the subsequent periods would be finalised and will be subject to audit at the time of annual financial statements for the year ended March 31, 2017.
- 3 The nature of real estate business of the Company is such that the variation in net profit after tax as previously reported which are unaudited, may not necessarily accrue evenly over the remaining quarter of the previous financial year.
- 4 The Company has only single reportable business Segment i.e. real estate development, disclosure under Ind AS- 108 on "Operating Segments" is not applicable.
- 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 Reconciliation of Net Profit After Tax as previously reported under Indian GAAP and Ind AS.

Particulars	₹ in Lakhs	
	Quarter ended 30-Sep-15 Unaudited	Half Year ended 30-Sep-15 Unaudited
Net profit under Indian GAAP	(100.48)	500.53
Adjustments:		
Acturial Gain / (Loss) (Ind AS 19)	0.21	0.88
Deferred Tax Assets / (Liabilities) (Ind AS 12)	(0.31)	(0.31)
Net profit under Ind AS	(100.58)	501.10

7 The previous period's figures have been regrouped, re-arranged and reclassified wherever necessary to conform to current period's presentation.

For and on behalf of the Board
For Sanathnagar Enterprises Limited



Purnima Pavle

Director

(DIN : 06705133)

Place : Mumbai

Date : 22nd November, 2016