

To the Board of Directors,
ETT Ltd,
17 Hemkunt Colony,
New Delhi 110048

Limited Review Report on Unaudited Quarterly and year to date results

1. We have reviewed the accompanying statement of unaudited financial results of **ETT Limited** ("the Company") for the quarter ended September 30, 2019 and Year to date results for April 01,2019 to September 30,2019 ("the Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the Securities and Exchange Board of India ("the SEBI")(Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
2. This Statement which is the responsibility of the Company's Management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 'Interim Financial Reporting' ('Ind AS 34'), prescribed under Section 133 of the Companies Act, 2013 ("the Act") as amended, read with relevant Rules issued thereunder; as applicable and other accounting principles generally accepted in India. Our responsibility is to issue a report on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (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 provides 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 as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Ind AS and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.

for **Ram Rattan & Associates**
Chartered Accountants
F.R.No. 004472N



(**Ram Rattan Gupta**)
Partner
M.No 083427

Place: Gurugram
Date: 14th November 2019
UDIN: 19083427AAAAFO9923



ETT LIMITED

CIN L22122DL1993PLC123728

Regd. Office: 17, Hemkunt Colony, New Delhi - 110 048

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Statement of Unaudited Financial Results for the Quarter Ended September 30, 2019

(₹ In Lakhs except earnings per share)

Sl. No.	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30th Sept 2019 (Unaudited)	30th June 2019 (Unaudited)	30th Sept 2018 (Unaudited)	30th Sept 2019 (Unaudited)	30th Sept 2018 (Unaudited)	31st Mar 2019 (Audited)
	(Refer Notes Below)						
1	Income						
	(a) Revenue from operations	79.74	81.96	75.23	161.70	151.27	292.21
	(b) Other Income	51.65	5.18	0.01	56.83	1.73	4.31
	Total Income	131.39	87.14	75.24	218.53	153.00	296.52
2	Expenses						
	(a) Employee benefit expenses	10.16	11.38	14.92	21.54	33.29	65.21
	(b) Finance costs	19.63	19.92	20.44	39.55	40.61	81.32
	(c) Depreciation and amortization expense	40.78	40.78	44.54	81.56	89.08	178.21
	(d) Other Expenses	31.90	33.23	31.87	65.13	66.95	123.83
	Total expenses	102.47	105.31	111.77	207.78	229.93	448.57
3	Profit / (Loss) before exceptional items & Tax (1-2)	28.92	(18.17)	(36.53)	10.75	(76.93)	(152.05)
4	Exceptional items	-	-	-	-	-	-
5	Profit / (Loss) before tax (3+4)	28.92	(18.17)	(36.53)	10.75	(76.93)	(152.05)
6	Tax expense						
	(i) Current Tax	-	-	-	6.47	-	-
	(ii) Income Tax Earlier Years	6.47	-	3.37	2.77	(9.41)	172.30
	(iii) Deferred Tax	7.51	(4.74)	(39.90)	1.51	(67.52)	(324.35)
7	Profit / (Loss) after tax (5-6)	14.94	(13.43)	(39.90)	1.51	(67.52)	(324.00)
8	Other Comprehensive Income (net of tax)						
	A (i) Items that will not be reclassified to profit or loss	-	-	-	-	-	0.47
	(ii) Income tax relating to items that will not be reclassified to profit or loss	-	-	-	-	-	(0.12)
	B (i) Items that will be reclassified to profit or loss	-	-	-	-	-	-
	(ii) Income tax relating to items that will be reclassified to profit or loss	-	-	-	-	-	-
9	Total Comprehensive Income for the period (7+8) (Comprising Profit (Loss) and Other Comprehensive Income for the period)	14.94	(13.43)	(39.90)	1.51	(67.52)	(324.00)
10	Paid-up equity share capital (Face value of Rs. 10/- per share)	1,036.87	1,036.87	1,036.87	1,036.87	1,036.87	1,036.87
11	Earnings per share: (in Rs.) (of Rs. 10/- each)						
	(a) Basic	0.14	(0.13)	(0.38)	0.01	(0.65)	(3.13)
	(b) Diluted	0.14	(0.13)	(0.38)	0.01	(0.65)	(3.13)

Notes :

- The above financial results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on November 14, 2019.
- The Statutory Auditors have performed a Limited Review of the above results.
- The figures for the corresponding previous quarter / periods have been recasted / regrouped, wherever considered necessary.
- The Company is primarily engaged in single Business Segment (Property Developers and Allied Services) and Geographical Segment (India). Hence, additional disclosure under Ind-AS 108 on Operating Segment is not applicable.

for and on behalf of
ETT Ltd.

GURUPREET

Gurupreet Sangla
Jt. Managing Director
DIN 00036988

Place : Gurugram
Date : November 14, 2019





ETT LIMITED

Statement of Assets and Liabilities as at September 30, 2019

(₹ In Lakhs)

Particulars		As at	As at
		September 30, 2019	March 31, 2019
		(Unaudited)	(Audited)
A	ASSETS		
1	Non-current assets		
	(a) Property, plant and equipment	23.20	23.63
	(b) Investment Property	3,058.89	3,140.02
	(c) Financial Assets	8.54	8.42
	- Others Financial Assets	210.45	213.23
	(d) Deferred Tax Assets (Net)	-	-
	(e) Other Non-Current Assets		
	Sub-total - Non-current assets	3,301.08	3,385.30
2	Current assets	1.47	1.40
	(a) Inventories		
	(b) Financial Assets	0.16	0.16
	- Investments	33.72	7.40
	- Trade receivables	150.19	6.26
	- Cash and cash equivalents	0.01	0.31
	- Others Financial Assets	81.30	202.84
	(c) Current Tax Assets(net)	12.33	9.06
	(d) Other Current Assets		
	Sub-total - Current assets	279.18	227.43
	TOTAL ASSETS	3,580.26	3,612.73
B	EQUITY AND LIABILITIES		
1	EQUITY	1,036.87	1,036.87
	(a) Equity Share Capital	1,672.54	1,671.03
	(b) Other Equity		
	Sub-total - Equity funds	2,709.41	2,707.90
2	NON-CURRENT LIABILITIES		
	(a) Financial Liabilities	754.66	783.52
	- Borrowings	68.53	65.60
	- Other Financial Liabilities	11.40	8.44
	(b) Provisions	17.17	17.29
	(c) Other Non-Current Liabilities		
	Sub-total - Non-current liabilities	851.76	874.85
3	CURRENT LIABILITIES		
	(a) Financial Liabilities		
	- Trade Payables	0.29	5.13
	Total outstanding dues of Micro enterprises and small enterprises	0.76	0.91
	Total outstanding dues of Creditors other than Micro enterprises and small enterprises	10.28	12.37
	- Other Financial Liabilities	0.10	0.28
	(b) Provisions	7.66	11.29
	Other Current Liabilities		
	Sub-total - Current liabilities	19.09	29.98
	TOTAL - EQUITY AND LIABILITIES	3,580.26	3,612.73

for and on behalf of
ETT Ltd.

GURUPREET

Gurupreet Sangla
Jt. Managing Director
DIN 00036988

Place : Gurugram (Haryana)
Date : November 14, 2019



ETT LIMITED

CIN: L22122DL1993PLC123728

Cash Flow Statement for the Period Ended September 30, 2019

(₹ In Lakhs)

	Period Ended September 30, 2019	Period Ended September 30, 2018
A. CASH FLOW FROM OPERATING ACTIVITIES :		
Net Profit /(Loss) before Tax	10.75	(76.93)
<i>Adjustments for:</i>		
Rental Income - FVTPL (Rent Deposit)	(2.47)	(2.47)
Maintenance Income - FVTPL (Maint. Security)	(0.53)	(0.53)
Interest Expense	36.61	37.93
Interest Expense as per IND AS	2.93	2.69
Interest Income	(0.12)	(0.07)
Net Loss arising on financial assets measured at FVTPL	-	0.88
Depreciation and Amortization Expense	81.56	89.08
Provision for Retirement Benefits	2.78	0.69
Operating Profit before Working Capital Changes	131.51	51.26
<i>Adjustments for :</i>		
Increase /(Decrease) in Other Long-Term Liabilities	2.88	-
Increase /(Decrease) in Trade Payables	(4.99)	(3.76)
Increase /(Decrease) in Other Current Liabilities	(5.72)	0.54
(Decrease) /Increase in Non-Current Assets	-	(1.44)
Decrease /(Increase) in Inventories	(0.07)	0.31
Decrease /(Increase) in Trade Receivables	(26.32)	(10.82)
Decrease /(Increase) in Current Assets	(2.98)	4.00
Retirement Benefits Paid	-	-
Direct Tax (Paid) / Refunded	115.08	(9.42)
NET CASH FROM/ (USED IN) OPERATING ACTIVITIES	(A) 209.39	30.68
B. CASH FLOW FROM INVESTING ACTIVITIES :		
Decrease /(Increase) in Property, Plant & Equipments	-	-
Decrease /(Increase) in Other Non-Current Assets	(0.12)	(0.07)
Sale/ (Purchase) of Investment (Net)	-	11.25
Interest Income	0.12	0.07
NET CASH FROM/ (USED IN) INVESTING ACTIVITIES	(B) -	11.25
C. CASH FLOW FROM FINANCING ACTIVITIES :		
Increase /(Decrease) in Long-Term Borrowings	(28.85)	(0.01)
Interest Paid	(36.61)	(0.04)
NET CASH FROM/ (USED IN) FINANCING ACTIVITIES	(C) (0.07)	(0.04)
NET INCREASE /(DECREASE) IN CASH & CASH EQUIVALENTS	(A+B+C) 143.93	(2.14)
NET INCREASE /(DECREASE) IN CASH & CASH EQUIVALENTS		
OPENING BALANCE OF CASH & CASH EQUIVALENTS	6.26	4.86
CLOSING BALANCE OF CASH & CASH EQUIVALENTS	150.19	2.72

Note: Figures in parentheses indicate cash outflows.

for and on behalf of
ETT Ltd.**GURUPREET**Gurupreet Sangla
Jt. Managing Director
DIN 00036988Place : Gurugram (Haryana)
Date : November 14, 2019