

SANATHNAGAR ENTERPRISES LIMITED

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

October 18, 2019

To,
The Manager,
Corporate Relations Dept.,
BSE Limited, Phiroze Jeejeebhoy Towers,
Dalal Street, Kala Ghoda, Fort,
Mumbai, 400001

Scrip Code: 509423

Dear Sirs,

Sub: Submission of unaudited Financial Results for the quarter and half year ended September 30, 2019 along with the 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 and half year ended September 30, 2019, along with the Limited review report duly submitted by the Statutory Auditors of the Company.

The above financial results were approved by the Board of Directors at the meeting held today, which commenced at 11.00 a.m. and concluded at 12:00 noon.

You are requested to inform your members accordingly.

Thanking you,

Yours faithfully
Sanathnagar Enterprises Limited


Hitesh Marthak
Company Secretary
Membership No. A18203



Encl: As above

Independent Auditor's Review Report on Unaudited Quarterly and Year To Date Financial Results of Sanathnagar Enterprises Limited Pursuant to the Regulation 33 of the Securities and Exchange Board of India (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 September 30, 2019 and the year to-date results for the period 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 (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended ('the Regulation'). Attention is drawn to the fact that the figures for net cash outflow for the corresponding year-to-date period from April 01, 2018 to September 30, 2018, as reported in these financial results have been approved by the Company's Board of Directors but have not been subjected to review.
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 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 principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement 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 financial results are free of material misstatements. A review consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.



MSKA

& 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 of unaudited financial results prepared in accordance with the recognition and measurement principles laid down in Ind AS 34, prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other recognized accounting principles generally accepted in India has not disclosed the information required to be disclosed in terms of the Regulation including the manner in which it is to be disclosed, or that it contains any material misstatement.

For MSKA & Associates

Chartered Accountants

ICAI Firm Registration No.105047W



Bhavik L. Shah
Partner

Membership No.: 122071

UDIN: 19122071AAAAAX5828



Place: Mumbai

Date: October 18, 2019

SANATHNAGAR ENTERPRISES LIMITED

CIN : L99999MH1947PLC252768

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

Tel.: 912261334400 Fax: +912223024550

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

| (₹ in Lakhs except per share data) | | | | | | | |
|--|--|--------------------------------|---------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------|
| STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30-SEPTEMBER-19 | | | | | | | |
| Sr. No. | Particulars | For the quarter ended | | | For the half year ended | | For the year ended |
| | | 30-September-19 (Unaudited) | 30-June-19 (Unaudited) | 30-September-18 (Unaudited) | 30-September-19 (Unaudited) | 30-September-18 (Unaudited) | 31-March-19 (Audited) |
| | Income | | | | | | |
| I | Revenue from operations | - | 65.00 | 65.14 | 65.00 | 65.72 | 68.10 |
| II | Other income | 1.04 | 0.04 | 0.03 | 1.08 | 0.73 | 19.06 |
| III | Total Income (I + II) | 1.04 | 65.04 | 65.17 | 66.08 | 66.45 | 87.16 |
| IV | Expenses | | | | | | |
| | a) Cost of projects | - | - | - | - | - | - |
| | b) Employee benefits expense | 1.63 | 2.46 | 7.43 | 4.09 | 10.43 | 15.74 |
| | c) Depreciation and amortisation expense | 0.31 | 0.31 | 0.44 | 0.62 | 0.88 | 2.37 |
| | d) Finance costs | - | 0.63 | 1.36 | 0.63 | 1.80 | 1.80 |
| | e) Other expenses | 15.30 | 27.29 | 66.23 | 42.59 | 128.08 | 182.87 |
| | Total expenses | 17.24 | 30.69 | 75.46 | 47.93 | 141.19 | 202.78 |
| V | Profit / (Loss) before exceptional items and tax (III - IV) | (16.20) | 34.35 | (10.29) | 18.15 | (74.74) | (115.62) |
| VI | Exceptional items | - | - | - | - | - | - |
| VII | Profit / (Loss) before tax (V-VI) | (16.20) | 34.35 | (10.29) | 18.15 | (74.74) | (115.62) |
| VIII | Tax Expense | | | | | | |
| | a) Current tax | 4.00 | (7.00) | - | (3.00) | - | - |
| | b) Deferred tax | 3.00 | - | - | 3.00 | - | - |
| IX | Profit/ (Loss) for the year/period (VII - VIII) | (9.20) | 27.35 | (10.29) | 18.15 | (74.74) | (115.62) |
| X | Other comprehensive income (net of tax) | - | - | - | - | - | - |
| XI | Total comprehensive income (after tax) (IX+X) | (9.20) | 27.35 | (10.29) | 18.15 | (74.74) | (115.62) |
| XII | Paid-up equity share capital (Face value of ₹ 10 each) | 315.00 | 315.00 | 315.00 | 315.00 | 315.00 | 315.00 |
| XIII | Other equity | - | - | - | - | - | (1,530.97) |
| XIV | Earnings per share (face value of ₹ 10 each) * | | | | | | |
| | Basic and Diluted | (0.29) | 0.87 | (0.33) | 0.58 | (2.37) | (3.67) |
| | * not annualized | | | | | | |

NOTES TO THE FINANCIAL RESULTS

1 The unaudited financial results of Sanathnagar Enterprises Limited ("the Company") for the quarter and half year ended 30-September-19 have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 18-October-19. The Statutory Auditors of the Company have carried out Limited review of the Financial Results for the quarter and half year ended 30-September-19.

2 Disclosure under Ind AS 108 on 'Operating Segment' is not applicable as the Company has only one reportable segment which is real estate development.

3 During the half year ended 30-September-19, the Company has used cash in operations amounting to ₹ 61.30 Lakhs and as at 30-September-19, the Company has negative net worth of ₹ 1,197.82 Lakhs. These conditions may cast significant doubt on the Company's ability to continue as going concern.

The Company has secured continued financial support from its parent company namely Macrotech Developers Limited to meet its day to day cash requirements and settle liability, if any, under. Based on management of the Company believes that risk of material uncertainty has been significantly reduced and the Company shall be able to continue for a foreseeable future. Accordingly, these financial results have been prepared using the going concern basis.



- 4 The Company believes that the Minimum Alternate Tax Credit of ₹ 346.27 Lakhs and Indirect Tax Receivables of ₹ 135.61 Lakhs carried in books can be utilised based on the future Business Strategy.
- 5 The previous period's/ year's figures have been regrouped, re-arranged and reclassified wherever necessary to conform to current period's

Place : Mumbai
Date : 18-October-19



For and on behalf of the Board of Directors of
Sanathnagar Enterprises Limited

A handwritten signature in blue ink, appearing to read "Mayank Jain".

Mayank Jain
Director
DIN : 08478113



SANATHNAGAR ENTERPRISES LIMITED

CIN : L99999MH1947PLC252768

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

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

UNAUDITED STATEMENT OF ASSETS AND LIABILITIES AS AT 30-SEPTEMBER-19

(₹ in Lakhs)

| Sr. No. | Particulars | As at 30-September-19 Unaudited | As at 31-March-19 Audited |
|----------------|---|--|--|
| A | ASSETS | | |
| 1 | Non-current assets | | |
| a) | Property, plant and equipment | 4.27 | 4.89 |
| b) | Non - Current tax assets (net) | 108.97 | 121.49 |
| c) | Deferred Tax Assets | 346.27 | 343.27 |
| d) | Other Non - Current Assets | 135.61 | 135.61 |
| | | 595.12 | 605.26 |
| 2 | Current assets | | |
| a) | Inventories | 98.34 | 98.34 |
| b) | Financial assets | | |
| i) | Trade receivables | 47.01 | 49.92 |
| ii) | Cash and cash equivalents | 0.69 | 5.48 |
| iv) | Other Bank Balance other than (iii) above | - | - |
| v) | Other Financial Assets | - | - |
| | | 146.04 | 153.74 |
| | Total Assets (1 + 2) | 741.16 | 759.00 |
| B | EQUITY AND LIABILITIES | | |
| 1 | Equity | | |
| a) | Equity share capital | 315.00 | 315.00 |
| b) | Other equity | (1,512.80) | (1,530.95) |
| | | (1,197.80) | (1,215.95) |
| 2 | Current liabilities | | |
| a) | Financial liabilities | | |
| i) | Borrowings | 1,649.72 | 1,592.87 |
| ii) | Trade payables | | |
| | Due to Micro and Small Enterprises | - | - |
| | Due to Others | 47.36 | 72.71 |
| iii) | Other financial liabilities | 207.18 | 271.52 |
| b) | Other current liabilities | 34.70 | 37.85 |
| | | 1,938.96 | 1,974.95 |
| | Total equity and liabilities (1 + 2) | 741.16 | 759.00 |



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UNAUDITED CASH FLOW STATEMENT FOR THE HALF YEAR ENDED 30-SEPTEMBER-19

| | For the half year ended 30-September-19 ₹ in Lakhs (Unaudited) | For the half year ended 30-September-18 ₹ in Lakhs (Unaudited) | For the year ended 31-March-19 ₹ in Lakhs (Audited) |
|--|---|---|--|
| (A) Operating Activities | | | |
| Profit/(Loss) Before Tax | 18.15 | (74.74) | (115.62) |
| Adjustments for: | | | |
| Depreciation and Amortisation Expense | 0.62 | 0.88 | 2.37 |
| Finance Costs | 0.63 | 1.80 | 1.80 |
| Interest Income on Income Tax refund | (0.29) | - | - |
| Sundry Balances/ Excess Provisions written back (net) | (0.75) | - | (18.55) |
| Working Capital Adjustments: | | | |
| Decrease in Trade and Other Receivables | 2.91 | 42.71 | 52.57 |
| Increase in Inventories | - | - | (3.93) |
| Decrease in Trade and Other Payables | (92.10) | (167.45) | (183.22) |
| Cash generated used in Operating Activities | (70.83) | (196.80) | (264.58) |
| Income Tax (paid)/ refund received (net) | 9.53 | (0.59) | (0.83) |
| Net Cash Flows used in Operating Activities | (61.30) | (197.39) | (265.41) |
| (B) Investing Activities | | | |
| Interest received | 0.29 | - | - |
| Net Cash Flows from Investing Activities | 0.29 | - | - |
| (C) Financing Activities | | | |
| Finance Costs paid | (0.63) | (3.60) | (3.60) |
| Proceeds from borrowings | 56.85 | 183.76 | 248.59 |
| Net Cash Flows from Financing Activities | 56.22 | 180.16 | 244.99 |
| (D) Net Decrease in Cash and Cash Equivalents (A+B+C) : | (4.79) | (17.23) | (20.42) |
| Cash and Cash Equivalents at the beginning of the period | 5.48 | 25.90 | 25.90 |
| Cash and Cash Equivalents at end of the period | 0.69 | 8.67 | 5.48 |

