

November 11, 2021

Ref.: ETTL/SEC./BSE/24/21-22

**The BSE Limited**  
**Corporate Relationship Department,**  
**P.J. Towers, Dalal Street,**  
**Mumbai - 400 001.**

**Sub.: Outcome of Board Meeting and submission of unaudited financial results**  
**(Ind-AS) for the quarter and half year ended September 30, 2021**

Dear Sir,

This is to inform that the meeting of the Board of Directors held today i.e. November 11, 2021 at UB, Express Trade Towers 3, Plot no. 79, Sector 34, Gurugram - 122 001 (Haryana) concluded at 5:10 P.M. commencing from 4:00 P.M. The outcome of the meeting is as follows:

1. The Board approved the unaudited financial results (Ind AS) of the Company for the quarter and half year ended September 30, 2021 (copy enclosed).
2. The Limited Review Report by the Statutory Auditors on the unaudited financial results of the Company for the quarter and half year ended September 30, 2021 was placed before the meeting (copy enclosed).

This is for your information and records.

Regards,  
for **ETT Limited**



**Puneti Sharma**  
**Compliance Officer**

Encl.: A/a



**ETT LIMITED**

Express Trade Towers 3, UB, 79, Sector 34, Expressway, Gurgaon 122 001 (HR), India **T**: +91 124 425 7575  
**CORPORATE HQ** Express Trade Towers 2, UB, Tower 3, B-36, Sector 132, Expressway, Noida 201 301 (UP), India **T**: +91 120 256 7575 **F**: +91 120 256 7574  
**REGD. OFFICE** UB, 17, Hemkunt Colony, Opp. Nehru Place, New Delhi 110 048, India **T**: +91 11 4656 7575  
**E**: info@ettgroup.in **W**: www.ettgroup.in **CIN**: L22122DL1993PLC123728

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

1. We have reviewed the accompanying statement of unaudited financial results of **ETT Limited** ("the Company") for the quarter ended 30 September 2021 and year to date results for April 01, 2021 to September 30, 2021 ("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") 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: New Delhi  
Date: November 11, 2021  
UDIN: 21083427AAAAFJ4913



## ETT LIMITED

CIN L22122DL1993PLC123728

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

T &amp; F: +91 11 4656 7575, E: secretarial@ettgroup.in, W: www.ettgroup.in

## Statement of Unaudited Financial Results for the Quarter/ Half Yearly Ended September 30th, 2021

(₹ In Lakhs except earnings per share)

Sl. No.	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30th Sept 2021	30th June 2021	30th Sept 2020	30th Sept 2021	30th Sept 2020	31st Mar 2021
	(Refer Notes Below)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	Income						
	(a) Revenue from operations	79.43	74.71	75.06	154.14	142.66	288.68
	(b) Other Income	0.16	0.64	0.06	0.80	37.73	63.33
	<b>Total income from Operations (net)</b>	<b>79.59</b>	<b>75.35</b>	<b>75.12</b>	<b>154.94</b>	<b>180.39</b>	<b>352.01</b>
2	Expenses						
	(a) Employee benefits expense	9.64	9.97	9.91	19.61	19.34	38.56
	(b) Finance costs	1.77	5.74	12.00	7.51	28.49	48.49
	(c) Depreciation and amortization expense	34.68	35.15	37.57	69.83	75.14	150.86
	(d) Other Expenses	31.20	25.26	30.44	56.46	54.52	110.70
	<b>Total expenses</b>	<b>77.29</b>	<b>76.12</b>	<b>89.92</b>	<b>153.41</b>	<b>177.49</b>	<b>348.61</b>
3	<b>Profit / (Loss) before exceptional items &amp; Tax (1-2)</b>	<b>2.30</b>	<b>(0.77)</b>	<b>(14.80)</b>	<b>1.53</b>	<b>2.90</b>	<b>3.40</b>
4	Exceptional items						
5	<b>Profit / (Loss) before tax (3+4)</b>	<b>2.30</b>	<b>(0.77)</b>	<b>(14.80)</b>	<b>1.53</b>	<b>2.90</b>	<b>3.40</b>
6	Tax expense						
	(i) Current Tax	0.24	-	(2.31)	0.24	0.45	0.64
	(ii) Income Tax Paid of Earlier Years	-	-	-	-	-	-
	(iii) Deferred Tax	0.63	(0.15)	(3.82)	0.48	(1.83)	(1.54)
7	<b>Profit / (Loss) after tax (5-6)</b>	<b>1.43</b>	<b>(0.62)</b>	<b>(8.67)</b>	<b>0.81</b>	<b>4.28</b>	<b>4.30</b>
8	<b>Other Comprehensive Income (net of tax)</b>						
	A (i) Items that will not be reclassified to profit or loss	-	-	-	-	-	0.72
	(ii) Income tax relating to items that will not be reclassified to profit or loss	-	-	-	-	-	(0.19)
	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	<b>Total Comprehensive Income for the period (7+8) (Comprising Profit (Loss) and Other Comprehensive Income for the period)</b>	<b>1.43</b>	<b>(0.62)</b>	<b>(8.67)</b>	<b>0.81</b>	<b>4.28</b>	<b>4.83</b>
10	Paid-up equity share capital (Face value of ₹ 10/- per share)	1,036.87	1,036.87	1,036.87	1,036.87	1,036.87	1,036.87
11	<b>Earnings per share (in Rs.) (of ₹ 10/- each)</b>						
	(a) Basic	0.01	(0.01)	(0.08)	0.01	0.04	0.04
	(b) Diluted	0.01	(0.01)	(0.08)	0.01	0.04	0.04

## Notes :

- The results have been prepared in accordance with the Companies (Indian Accounting Standards) Rules, 2015 (Ind AS) prescribed under section 133 of the Companies Act, 2013 and other recognised accounting practices to the extent applicable.
- 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 11, 2021.
- The Statutory Auditors have performed a Limited Review of the above result.
- 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.
- The figures for the corresponding previous quarter / periods have been recasted / regrouped, wherever considered necessary.

for and on behalf of

ETT Ltd.

GURUPREET

Gurupreet Sangla  
Jt. Managing Director  
DIN 00036988

Place : Gurugram (Haryana)  
Date : November 11, 2021



**ETT LIMITED**  
**CIN: L22122DL1993PLC123728**  
**Cash Flow Statement for the Half Yearly Ended September 30, 2021**

(Amount in Lakhs)

	September 30, 2021	September 30, 2020
<b>A. CASH FLOW FROM OPERATING ACTIVITIES :</b>		
Net Profit /(Loss) before Tax	1.53	2.90
Adjustments for:		
Rental Income - FVTPL (Rent Deposit)	(2.48)	(2.48)
Maintenance Income - FVTPL (Maint. Security)	(0.53)	(0.53)
Interest Expense	4.02	25.29
Interest Expense as per IND AS	3.49	3.20
Interest Income	(0.11)	(0.11)
Profit on sale of shares/ investment	(0.04)	-
Net (Gain)/ Loss arising on financial assets measured at FVTPL	(0.07)	(36.81)
Depreciation and Amortization Expense	69.83	75.14
Provision for Retirement Benefits	0.92	0.72
<b>Operating Profit before Working Capital Changes</b>	<b>76.56</b>	<b>67.32</b>
Adjustments for :		
Increase /(Decrease) in Other Financial Liabilities	3.02	3.01
Increase /(Decrease) in Other Non-Current Liabilities	(0.02)	(0.01)
Increase /(Decrease) in Trade Payables	(4.28)	(2.79)
Increase /(Decrease) in Other Current Liabilities	(3.10)	(2.48)
Increase /(Decrease) in Other Financial Current Liabilities	(0.36)	(3.81)
Decrease /(Increase) in Inventories	(0.61)	(0.43)
Decrease /(Increase) in Trade Receivables	(3.90)	2.50
Decrease /(Increase) in Other Current Assets	(4.90)	(14.17)
<b>CASH GENERATED FROM OPERATIONS (i)</b>	<b>62.41</b>	<b>49.14</b>
Direct Tax (Paid) / Refunded (ii)	(10.98)	11.66
<b>NET CASH FROM/ (USED IN) OPERATING ACTIVITIES (A) (i+ii)</b>	<b>51.43</b>	<b>60.80</b>
<b>B. CASH FLOW FROM INVESTING ACTIVITIES :</b>		
Decrease/(Increase) in Other Non-Current Financial Assets	(0.10)	(0.11)
Sale/ (Purchase) of Investment (Net)	(25.09)	176.31
Interest Income	0.11	0.11
<b>NET CASH FROM/ (USED IN) INVESTING ACTIVITIES (B)</b>	<b>(25.08)</b>	<b>176.31</b>
<b>C. CASH FLOW FROM FINANCING ACTIVITIES :</b>		
Increase /(Decrease) in Borrowings	(38.00)	(262.95)
Interest Paid	(4.02)	(25.29)
<b>NET CASH FROM/ (USED IN) FINANCING ACTIVITIES (C)</b>	<b>(42.02)</b>	<b>(288.24)</b>
<b>NET INCREASE /(DECREASE) IN CASH &amp; CASH EQUIVALENTS (A+B+C)</b>	<b>(15.67)</b>	<b>(51.13)</b>
<b>NET INCREASE /(DECREASE) IN CASH &amp; CASH EQUIVALENTS</b>		
OPENING BALANCE OF CASH & CASH EQUIVALENTS	25.65	53.31
CLOSING BALANCE OF CASH & CASH EQUIVALENTS	9.98	2.18
<b>NET INCREASE /(DECREASE) IN CASH &amp; CASH EQUIVALENTS</b>	<b>(15.67)</b>	<b>(51.13)</b>

GURUPREET



**ETT LIMITED**  
**CIN: L22122DL1993PLC123728**  
**Cash Flow Statement for the Half Yearly Ended September 30, 2021**

(Amount in Lakhs)

	September 30, 2021	September 30, 2020
<b>CASH AND CASH EQUIVALENT</b>		
Balance with banks in current accounts	9.43	1.79
Cash in Hand	0.55	0.39
<b>CASH AND CASH EQUIVALENT AS PER CASH FLOW STATEMENT</b>	<b>9.98</b>	<b>2.18</b>

*Note: Figures in parentheses indicate cash outflows.*

**Notes:**

1. The Statement of cash flows has been prepared under the 'Indirect Method' as set out in IND AS 7, 'Statement of Cash Flows'.
2. The above Statement of Cash Flows were reviewed by the Audit Committee and thereafter approved by the Board of Directors at their respective meetings held on November 11th, 2021.
3. The figures for the corresponding previous year have been recasted / regrouped, wherever considered necessary.

*for and on behalf of*  
**ETT Ltd.**

*GURUPREET*  
**Gurupreet Sangla**  
**Jt. Managing Director**  
**DIN 00036988**



Place : Gurugram (Haryana)  
Date : November 11, 2021



## ETT LIMITED

## Statement of Assets and Liabilities as at September 30th, 2021

(₹ In Lakhs)

Particulars		As at Sept 30th, 2021 (Unaudited)	As at Mar 31st, 2021 (Audited)
<b>A</b>	<b>ASSETS</b>		
<b>1</b>	<b>Non-current assets</b>		
	(a) Property, plant and equipment	21.06	21.45
	(b) Investment Property	2,758.78	2,828.22
	(c) Financial Assets		
	- Others Financial Assets	8.96	8.86
	(d) Deferred Tax Assets (Net)	247.19	247.67
	<b>Sub-total - Non-current assets</b>	<b>3,035.99</b>	<b>3,106.20</b>
<b>2</b>	<b>Current assets</b>		
	(a) Inventories	2.26	1.65
	(b) Financial Assets		
	- Investments	25.36	0.16
	- Trade receivables	11.09	7.18
	- Cash and cash equivalents	9.98	25.65
	- Others Financial Assets	0.07	0.32
	(c) Current Tax Assets (net)	28.95	18.21
	(d) Other Current Assets	12.07	6.93
	<b>Sub-total - Current assets</b>	<b>89.78</b>	<b>60.10</b>
	<b>TOTAL ASSETS</b>	<b>3,125.77</b>	<b>3,166.30</b>
<b>B</b>	<b>EQUITY AND LIABILITIES</b>		
<b>1</b>	<b>EQUITY</b>		
	(a) Equity Share Capital	1,036.87	1,036.87
	(b) Other Equity	1,568.00	1,567.19
	<b>Sub-total - Equity funds</b>	<b>2,604.87</b>	<b>2,604.06</b>
<b>2</b>	<b>NON-CURRENT LIABILITIES</b>		
	(a) Financial Liabilities		
	- Other Financial Liabilities	81.61	78.11
	(b) Provisions	12.22	11.06
	(c) Other Non-Current Liabilities	5.44	5.46
	<b>Sub-total - Non-current liabilities</b>	<b>99.27</b>	<b>94.63</b>
<b>3</b>	<b>CURRENT LIABILITIES</b>		
	(a) Financial Liabilities		
	- Borrowings	400.00	438.00
	- Trade Payables		
	Total outstanding dues of Micro enterprises and small enterprises	2.57	5.53
	- Other Financial Liabilities	0.86	2.18
	- Other Financial Liabilities	9.69	10.05
	(b) Other Current Liabilities	8.43	11.53
	(c) Provisions	0.08	0.32
	<b>Sub-total - Current liabilities</b>	<b>421.63</b>	<b>467.61</b>
	<b>TOTAL - EQUITY AND LIABILITIES</b>	<b>3,125.77</b>	<b>3,166.30</b>

for and on behalf of  
ETT Ltd.

GURUPREET

Gurupreet Sangha  
Jt. Managing Director  
DIN 00036988

Place : Gurugram (Haryana)  
Date : November 11, 2021

