June 30, 2020

Ref.: ETTL/SEC./ BSE / 09 /20-21

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

Sub.: Outcome of Board Meeting held on June 30, 2020 - Audited Financial Results for the quarter and year ended March 31, 2020

Dear Sir,

In terms of Regulation 30 and 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we are enclosing herewith the following:

1. Annual Auditor's Report for financial statements of the Company for the financial year ended March 31, 2020.
2. Audited Financial Results of the Company for the quarter and year ended March 31, 2020 as approved by the Board of Directors in their meeting held on June 30, 2020;
3. Declaration pursuant to Regulation 33(3)(d) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015;

This is for your information and records.

Regards,
for **ETT Limited**

ETT Limited
Puniti
New Delhi

Puniti Sharma
Compliance Officer

Encl.: A/a

RAM RATTAN & ASSOCIATES
CHARTERED ACCOUNTANTS

104, HANS BHAWAN
1, BAHADUR SHAH ZAFAR MARG,
NEW DELHI – 110002.
PHONE : 23370568

OK

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

Independent Auditor's Report on the Statement of financial results

1. We have audited the accompanying quarterly financial results of **M/s ETT Limited** for the quarter ended March 31,2020 and the year to date results for the period April 01, 2019 to March 31, 2020 attached herewith, being submitted by the company pursuant to the requirement of regulation 33 if the SEBI(Listed Obligations and Disclosure Requirements) Regulations, 2015 as modified by circular No. CIR/CFD/FAC/62/2016 dated July 5,2016.

Management's Responsibility for the financial results

2. The Management is responsible for the preparation of the accompanying Statement. The management is also responsible for the preparation of the annual statutory financial statements in accordance with the Accounting Standards specified under Section 133 of the Companies Act, 2013 (the "accounting principles generally accepted in India"), basis which the above Statement containing the annual audited financial results has been prepared. The responsibility includes the design, implementation and maintenance of internal control relevant to the preparation of the Statement that is free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

3. Our responsibility is to express an opinion on the Statement based on our audit. We conducted our audit in accordance with the Standards on Auditing specified under Section 143(10) of the Companies Act, 2013 ("the Act") and other applicable authoritative pronouncements issued by the Institute of Chartered Accountants of India. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

4. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the Statement. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the Statement, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the entity's preparation and fair presentation of the Statement in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by Management, as well as evaluating the overall presentation of the Statement.

5. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

RAM RATTAN & ASSOCIATES
Chartered Accountants
NEW DELHI

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Opinion

6. In our opinion and to the best of our information and according to the explanations given to us:

    a. the Statement, together with the notes thereon are presented in the format prescribed under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations,2015 in this regard; and

    b. the annual audited financial results for the year ended March 31, 2020 as set out in the Statement gives a true and fair view of the total comprehensive income (comprising of profit and other comprehensive income) and other financial information of the Company for the year ended March 31, 2020 ins accordance with the accounting principles generally accepted in India.

Emphasis of Matter

7. We draw your attention to Note 9 of the Statement regarding the figures for the quarter ended March 31, 2020, which are the balancing figures between audited figures in respect of the full financial year and the audited / published year-to-date figures upto the third quarter of the current financial year. Our opinion is not qualified in respect of this matter.

Other Matter

8. The Statement dealt with by this report has been prepared for the express purpose of filing with Stock Exchanges. This Statement is based on and should be read with the audited financial statements of the Company for the year ended March 31, 2020 on which we issued an unmodified audit opinion vide our report dated June 30, 2020.

Restriction on Use

9. This report is addressed to the Board of Directors of the Company and has been prepared for and only for the purposes set out in paragraph 8 above. This report should not be otherwise used by any other party for any other purpose.

for **Ram Rattan & Associates**
Chartered Accountants
FRN : 004472N

RAM RATTAN & ASSOCIATES
Chartered Accountants
NEW DELHI

(Ram Rattan Gupta)
Partner
M.No 083427

Place: Gurugram
Date: June 30, 2020
UDIN: 20083427AAAACL7200

ETT™

ETT LIMITED

CIN L22122DL1993PLC123728
Regd. Office: 17, Hemkunt Colony, New Delhi - 110 048
T & F: +91 11 4656 7575, E: secretarial@ettgroup.in, W: www.ettgroup.in

Statement of Audited Financial Results for the Quarter and Year Ended March 31, 2020

(₹ In Lakhs except earnings per share)

Sl. No.	Particulars	Quarter Ended			Year Ended	
		31st Mar 2020	31st Dec 2019	31st Mar 2019	31st Mar 2020	31st Mar 2019
	(Refer Notes Below)	(Audited)*	(Unaudited)	(Audited)*	(Audited)	(Audited)
1	**Income**					
	(a) Revenue from operations	70.14	71.05	71.00	302.89	292.21
	(b) Other Income	0.71	0.06	1.02	57.60	4.31
	Total income from Operations (net)	**70.85**	**71.11**	**72.02**	**360.49**	**296.52**
2	**Expenses**					
	(a) Employee benefits expenses	8.71	10.60	14.41	40.85	65.21
	(b) Finance costs	15.91	15.16	20.01	70.62	81.32
	(c) Depreciation and amortization expense	40.79	40.78	44.55	163.13	178.21
	(d) Other Expense	127.64	26.37	30.60	219.14	123.83
	Total expenses	**193.05**	**92.91**	**109.57**	**493.74**	**448.57**
3	**Profit / (Loss) before exceptional items & Tax (1-2)**	(122.20)	(21.80)	(37.55)	(133.25)	(152.05)
4	Exceptional items	-	-	-	-	-
5	**Profit / (Loss) before tax (3+4)**	(122.20)	(21.80)	(37.55)	(133.25)	(152.05)
6	Tax expense					
	(i) Current Tax	-	-	-	-	-
	(ii) Income Tax Paid of Earlier Years	1.15	-	-	7.62	-
	(iii) Deferred Tax	(29.95)	(5.68)	191.40	(32.86)	172.30
7	**Net Profit / (Loss) after tax (5-6)**	(93.40)	(16.12)	(228.95)	(108.01)	(324.35)
8	**Other Comprehensive Income (net of tax)**					
	A (i) Items that will not be reclassified to profit or loss	(0.91)	-	0.47	(0.91)	0.47
	(ii) Income tax relating to items that will not be reclassified to profit or loss	0.24	-	(0.12)	0.24	(0.12)
	B (i) 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)**	(94.07)	(16.12)	(228.60)	(108.68)	(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
11	Other equity as shown in the Audited Balance Sheet	-	-		1,562.36	1,671.04
12	**Earnings per share (in Rs.) (of Rs. 10/- each)**					
	(a) Basic	(0.90)	(0.16)	(2.21)	(1.04)	(3.13)
	(b) Diluted	(0.90)	(0.16)	(2.21)	(1.04)	(3.13)

Notes :

1. 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.
2. The above financial results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on June 30, 2020.
3. *The figures for the last quarter are the balancing figures between the audited figures in respect of the full financial year and the published year to date figures up to the third quarter of the relevant financial year.
4. 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.
5. The figures for the corresponding previous quarter / years have been recasted / regrouped, wherever considered necessary.

for and on behalf of
ETT Ltd.

GURUPREET

Gurupreet Sangla
Jt. Managing Director
DIN 00036988

RAM RATTAN & ASSOCIATES Chartered Accountants NEW DELHI

Place : Gurugram
Date : June 30, 2020

a

ETT LIMITED

Statement of Assets and Liabilities as at March 31, 2020

(₹ In Lakhs)

		Particulars	As at March 31, 2020 (Audited)	As at March 31, 2019 (Audited)
A	**ASSETS**			
1	**Non-current assets**			
	(a)	Property, plant and equipment	22.76	23.63
	(b)	Investment Property	2,977.77	3,140.03
	(c)	**Financial Assets**		
		- Others Financial Assets	8.66	8.42
	(d)	Deferred Tax Assets (Net)	246.33	213.23
		Sub-total - Non-current assets	**3,255.52**	**3,385.31**
2	**Current assets**			
	(a)	Inventories	1.23	1.40
	(b)	**Financial Assets**		
		- Investments	139.66	0.16
		-Trade receivables	7.44	7.40
		- Cash and cash equivalents	53.31	6.26
		- Others Financial Assets	0.65	0.32
	(c)	Current Tax Assets(net)	94.75	202.84
	(d)	Other Current Assets	7.03	9.05
		Sub-total - Current assets	**304.07**	**227.43**
		TOTAL ASSETS	**3,559.59**	**3,612.74**
B	**EQUITY AND LIABILITIES**			
1	**EQUITY**			
	(a)	Equity Share Capital	1,036.87	1,036.87
	(b)	Other Equity	1,562.36	1,671.04
		Sub-total - Equity funds	**2,599.23**	**2,707.91**
2	**NON-CURRENT LIABILITIES**			
	(a)	**Financial Liabilities**		
		- Borrowings	736.61	783.52
		- Other Financial Liabilities	71.59	65.60
	(b)	Provisions	11.38	8.45
	(c)	Other Non-Current Liabilities	11.15	17.29
		Sub-total - Non-current liabilities	**830.73**	**874.86**
3	**CURRENT LIABILITIES**			
	(a)	**Financial Liabilities**		
		-Trade Payables		
		Total outstanding dues of Micro enterprises and small enterprises	2.74	5.13
		Total outstanding dues of Creditors other than Micro enterprises and small enterprises	1.32	0.91
		-Other Financial Liabilities	113.44	12.37
	(b)	Provisions	0.32	0.27
	(c)	Other Current Liabilities	11.81	11.29
		Sub-total - Current liabilities	**129.63**	**29.97**
		TOTAL - EQUITY AND LIABILITIES	**3,559.59**	**3,612.74**

for and on behalf of
ETT Ltd.

GURUPREET

Gurupreet Sangla
Jt. Managing Director
DIN 00036988

RAM RATTAN & ASSOCIATES
Chartered Accountants
NEW DELHI

Place : Gurugram (Haryana)
Date : June 30, 2020

ETT LIMITED

Cash Flow Statement for the Year Ended March 31,2020

(Amount in Lakhs)

				March 31, 2020	March 31, 2019
A.	**CASH FLOW FROM OPERATING ACTIVITIES :**				
	Net Profit /(Loss) before Tax			(133.25)	(152.04)
	Adjustments for:				
	Rental Income - FVTPL (Rent Deposit)			(4.95)	(4.93)
	Maintenance Income - FVTPL (Maint. Security)			(1.07)	(1.07)
	Interest Expense			64.62	75.84
	Interest Expense as per IND AS			5.99	5.48
	Interest Income			(0.25)	(0.23)
	Net Loss arising on financial assets measured at FVTPL			17.22	0.88
	Depreciation and Amortization Expense			163.13	178.20
	Provision for Retirement Benefits			2.67	2.00
	Operating Profit before Working Capital Changes			**114.11**	**104.13**
	Adjustments for :				
	Increase /(Decrease) in Other Financial Liabilities			6.02	6.00
	Increase /(Decrease) in Other Non-Current Liabilities			(6.14)	(6.00)
	Increase /(Decrease) in Trade Payables			(1.97)	(1.43)
	Increase /(Decrease) in Other Current Liabilities			0.52	(0.45)
	Increase /(Decrease) in Other Financial Current Liabilities			1.73	2.80
	(Decrease) /Increase in Non-Current Assets			-	1.08
	Decrease/(Increase) in Other Non-Current Financial Assets			(0.00)	(0.01)
	Decrease /(Increase) in Inventories			0.17	0.25
	Decrease /(Increase) in Trade Receivables			(0.04)	(6.81)
	Decrease /(Increase) in Other Current Assets			1.69	9.37
	Retirement Benefits Paid			(0.60)	(0.80)
	CASH GENERATED FROM OPERATIONS		(i)	**115.48**	**108.13**
	Direct Tax (Paid) / Refunded		(ii)	100.47	2.64
	NET CASH FROM/ (USED IN) OPERATING ACTIVITIES	**(A)**	(i+ii)	**215.95**	**110.77**
B.	**CASH FLOW FROM INVESTING ACTIVITIES :**				
	Decrease /(Increase) in Property, Plant & Equipments			-	-
	Decrease/(Increase) in Other Non-Current Financial Assets			(0.24)	(0.22)
	Sale/ (Purchase) of Investment (Net)			(156.72)	11.25
	Interest Income			0.25	0.23
	NET CASH FROM/ (USED IN) INVESTING ACTIVITIES	**(B)**		**(156.71)**	**11.26**
C.	**CASH FLOW FROM FINANCING ACTIVITIES :**				
	Increase /(Decrease) in Borrowings			52.43	(44.79)
	Interest Paid			(64.62)	(75.84)
	NET CASH FROM/ (USED IN) FINANCING ACTIVITIES	**(C)**		**(12.19)**	**(120.63)**
	NET INCREASE /(DECREASE) IN CASH & CASH EQUIVALENTS	**(A+B+C)**		47.05	1.40
	NET INCREASE /(DECREASE) IN CASH & CASH EQUIVALENTS				
	OPENING BALANCE OF CASH & CASH EQUIVALENTS			6.26	4.86
	CLOSING BALANCE OF CASH & CASH EQUIVALENTS			**53.31**	**6.26**
	NET INCREASE /(DECREASE) IN CASH & CASH EQUIVALENTS			**47.05**	**1.40**
	CASH AND CASH EQUIVALENT(AS PER NOTE 9 TO THE FINANCIAL STATEMENTS)				
	Balance with banks in current accounts			53.14	5.75
	Cash in Hand			0.17	0.51
	CASH AND CASH EQUIVALENT AS PER CASH FLOW STATEMENT			**53.31**	**6.26**

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 June 30, 2020.

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 : JUNE 30, 2020

RAM RATTAN & ASSOCIATES
Chartered Accountants
NEW DELHI

June 30, 2020

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

Sub.: Declaration pursuant to Regulation 33(3)(d) of SEBI (Listing Obligation and Disclosure Requirements), Regulations, 2015

Dear Sir,

This is to declare that the Statutory Auditors of the Company have issued Audit Report with unmodified opinion on audited annual financial results for the year ended March 31, 2020.

This declaration is issued in compliance with Regulation 33(3)(d) of SEBI (Listing Obligations and Disclosure Requirements) (Amendment) Regulations, 2016, as issued by the Securities and Exchange Board of India vide Notification No. SEBI/LAD-NRO/GN/2016-17/001 dated May 25, 2016.

Regards,
for **ETT Limited**

ETT Limited
Puniti
New Delhi

Puniti Sharma
Compliance Officer