



2nd November, 2017

Department of Corporate Services

BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai- 400 001.

Dear Sir,

Ref : Security Code – 503229

Sub. : Un-audited Financial Results for the quarter ended 30th September, 2017

Pursuant to Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we are submitting herewith, in the prescribed format, the Un-audited Financial Results along with Limited Review Report for the quarter ended 30th September, 2017. The said results have been reviewed by the Audit Committee and taken on record and approved by the Board of Directors of the Company at its meeting held on 2nd November, 2017.

The copies of the same are enclosed herewith for your record.

Thanking you,

Yours faithfully,
For **Simplex Realty Limited**

Shekhar
Shekhar R Singh
Company Secretary &
Compliance Officer

Encl.: as above

SIMPLEX REALTY LIMITED

30, KESHAVRAO KHADYE MARG, SANT GADGE MAHARAJ CHOWK, MUMBAI- 400 011

UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30TH SEPTEMBER, 2017

Sr. No.	Particulars	(₹ In Lakhs)				
		Quarter ended			Half - Year ended	
		30.09.2017	30.06.2017	30.09.2016	30.09.2017	30.09.2016
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)
1	Revenue from operations	387.53	317.47	266.18	705.00	465.47
2	Other income	126.83	160.89	140.68	287.72	305.79
3	Total revenue (1+2)	514.36	478.36	406.86	992.72	771.26
4	Expenses:					
a)	Cost of development/sales	404.90	366.07	343.17	770.97	636.41
b)	Employee benefits expense	60.24	60.29	55.39	120.53	108.71
c)	Finance costs	0.43	0.11	30.11	0.54	30.11
d)	Depreciation	3.08	2.87	3.08	5.95	6.09
e)	Other expenses	68.36	60.96	74.91	129.32	236.84
	Total expenses	537.01	490.30	506.66	1,027.31	1,018.16
5	Loss before exceptional items and tax (3-4)	(22.65)	(11.94)	(99.80)	(34.59)	(246.90)
6	Exceptional items	-	-	-	-	-
7	Loss before tax (5-6)	(22.65)	(11.94)	(99.80)	(34.59)	(246.90)
8	Tax expenses :					
	Current tax	-	-	-	-	-
	Deferred tax liability/(asset)	(5.37)	37.72	(11.40)	32.35	(57.25)
9	Loss for the period (7-8)	(17.28)	(49.66)	(88.40)	(66.94)	(189.65)
10	Other Comprehensive Income - (OCI) (net of tax)	(2.66)	27.68	13.59	25.02	28.49
11	Total Comprehensive Income (9+10)	(19.94)	(21.98)	(74.81)	(41.92)	(161.16)
12	Paid-up equity share capital (face value of ₹ 10/- each)	299.14	299.14	299.14	299.14	299.14
13	Basic & Diluted earning per share (face value of ₹ 10/- each)*	(0.58)	(1.66)	(2.96)	(2.24)	(6.34)

* Not annualised

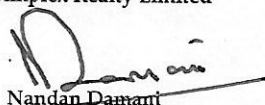
Notes :-

- The unaudited financial results for the quarter and half year ended 30th September, 2017 have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 2nd November, 2017 in terms of Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
- The Statutory Auditors have carried out "Limited Review" of the financial results for the quarter and half year ended 30th September, 2017.
- The financial results for the quarter and half year ended 30th September, 2017 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 and policies to the extent applicable. The Company has adopted Ind AS effective from 1st April, 2017 with a transition date of 1st April, 2016.
- The statement does not include Ind AS compliant results for previous year ended 31st March, 2017 as the same are not mandatory as per SEBI circular CIR/CFD/FAC/62/2016 dated 5th July, 2016.
- The Company has only one reportable segment viz. "Property Development", disclosure under Ind AS 108 on "Operating Segments" is not applicable.
- The Ind AS compliant corresponding figures of the corresponding quarter and half year ended 30th September, 2016 have not been subjected to a limited review. However, the management has exercised necessary due diligence to ensure that such financial results provide a true and fair view.
- Reconciliation of Net Profit/(Loss) for the quarter and half year ended 30th September, 2016 reported in accordance with the Indian GAAP to total comprehensive income in accordance with Ind AS is given below:

Particulars	(₹ In Lakhs)	
	Quarter ended	Half year ended
	30.09.2016	30.09.2016
	(Unaudited)	(Unaudited)
Net Loss under previous IGAAP	(73.01)	(159.03)
Adjustments:		
Expected credit loss on financial assets	(15.21)	(30.25)
Actuarial (gain)/loss on employee benefits reclassified to OCI	(0.26)	(0.53)
Deferred tax impact on Ind AS adjustments	0.08	0.16
Net Loss as per Ind AS	(88.40)	(189.65)
Other Comprehensive Income under Ind AS (net of tax)	13.59	28.49
Total comprehensive income as per Ind AS	(74.81)	(161.16)

8 Figures of the previous period have been regrouped, wherever necessary, to conform to the current quarter's presentation.

For Simplex Realty Limited


 Nandan Damani

Chairman & Managing Director

Place: Mumbai,

Dated: 2nd November, 2017

CIN-L17110MH1912PLC000351

30, Keshavrao Khadye Marg, Sant Gadge Maharaj Chowk, Mahalaxmi (E), Mumbai – 400011

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STATEMENT OF ASSETS AND LIABILITIES

(₹ In Lakhs)

Particulars	As at
	30.09.2017
	Unaudited
A ASSETS	
I Non-Current Assets	
Property, Plant and Equipment	142.68
Financial Assets:	
Investments	293.36
Deferred Tax Assets (Net)	275.25
Other Non-Current Assets	6.92
Total Non-current Assets	718.21
II Current Assets	
Inventories	4,428.11
Financial Assets:	
Investments	107.50
Trade Receivables	167.59
Cash and Cash Equivalents	140.35
Bank Balances other than above	19.70
Loans	4,567.40
Other Financial Assets	170.44
Other Current Assets	1,950.73
Total Current Assets	11,551.82
TOTAL ASSETS	12,270.03
B EQUITY AND LIABILITIES	
I Equity	
Equity Share Capital	299.37
Other Equity	11,134.41
Total Equity	11,433.78
Liabilities	
II Non-Current Liabilities:	
Financial Liabilities :	
Borrowings	322.54
Other Non-Current Financial Liabilities	16.50
Provisions	15.74
Other Non-Current Liabilities	7.64
Total Non-Current Liabilities	362.42
III Current Liabilities	
Financial Liabilities :	
Trade Payables	33.79
Other Financial Liabilities	379.94
Other Current Liabilities	18.61
Provisions	41.49
Total Current Liabilities	473.83
Total Liabilities	836.25
TOTAL EQUITY AND LIABILITIES	12,270.03

dayal and lohia
chartered accountants

INDEPENDENT AUDITOR'S REVIEW REPORT

To,
The Board of Directors,
Simplex Realty Limited
Mumbai.

Dear Sirs,

Re : Report on limited review of the Unaudited Financial Results of your Company for the quarter ended 30.09.2017

We have reviewed the accompanying statement of unaudited financial results of **Simplex Realty Limited (the "Company")** for the quarter and six months ended **30th September, 2017**. This statement is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to issue a report on these financial statements based on our review.

We conducted our review in accordance with the Standard on Review Engagement (SRE) 2400, "Engagements to Review Financial Statements" 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. A review is limited primarily to inquiries of company personnel and an analytical procedure 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.

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 applicable Indian Accounting Standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement



For **Dayal and Lohia**
Chartered Accountants
(Firm Regn.no.102200W)

(Anil Lohia)
Partner

Mem. No. 031626

Place : Mumbai
Date : 02nd November, 2017