

30<sup>th</sup> January, 2023

**Department of Corporate Service**

BSE Limited  
Phiroze Jeejeebhoy Towers,  
Dalal Street,  
Mumbai – 400001

**Script Code – 503229**

Dear Sir,

**Sub: Unaudited Financial Results for the quarter ended 31st December, 2023**

Pursuant to Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we are submitting herewith, in the prescribed format, the Unaudited Financial Results along with Limited Review Report for the quarter ended 31st December, 2022. 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 30th January, 2023.

You are requested to kindly take the same on record.

Thanking You,

Yours faithfully,  
For **Simplex Realty Limited**

Thanking You,

Yours faithfully,  
For **Simplex Realty Limited**



**Sandhya R Kini**  
Director

**DIN- 03346789**

Encl.: as above



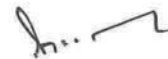
**Khandelwal & Mehta LLP**  
**Chartered Accountants**  
(LLP No. AAE-3742)

**Independent Auditor's Report on Quarterly and Nine Monthly Standalone Unaudited Financial Results of Simplex Realty Limited Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

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

1. We have reviewed the accompanying statement of Standalone unaudited financial results of **Simplex Realty Limited** ("the Company") for the quarter and nine months ended **31<sup>st</sup> December, 2022**, attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended ("the Listing Regulation"),
2. The preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, read with the Circular, is the responsibility of the Company's management and has been approved by the Board of Directors of the Company. 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 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 Indian Accounting Standards ("Ind AS") specified under Section 133 of the Companies Act 2013 as amended, read with relevant rules issued thereunder and other recognised accounting practices and policies has not disclosed the information required to be disclosed in terms of the Regulation, read with the Circular, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For **Khandelwal & Mehta LLP**  
Chartered Accountants  
(Firm Regn.no.W100084)



S.L Khandelwal  
(Partner)  
Mem. No. 101388



Place : Mumbai  
Date : 30<sup>th</sup> January, 2023.  
UDIN : 23101388BGXLJC4397

A-502, Chheda Heights, LBS Marg, Bhandup West, Mumbai 400078.  
e-mail : contact.knmllp@gmail.com

S.L. Khandelwal – 9821245353 ● S.A. Momaya – 9821432657 ● N.S. Khandelwal – 9870553531  
GSTIN : 27AAPFK6261N1ZL

**SIMPLEX REALTY LIMITED**  
**UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31ST DECEMBER, 2022**

(₹ in Lakhs)

Sr.No.	Particulars	Quarter ended			Nine months ended		Year ended
		31.12.2022	30.09.2022	31.12.2021	31.12.2022	31.12.2021	31.03.2022
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	Revenue from operations	20.25	20.25	21.90	135.31	177.65	198.49
2	Other income	151.63	148.40	140.98	446.00	423.64	680.39
3	<b>Total income (1+2)</b>	<b>171.88</b>	<b>168.65</b>	<b>162.88</b>	<b>581.31</b>	<b>601.29</b>	<b>878.88</b>
4	<b>Expenses:</b>						
	a) Cost of development/sales	-	-	-	69.01	102.36	102.36
	b) Employee benefits expense	77.73	75.10	71.13	223.03	202.77	271.28
	c) Finance costs	0.41	0.84	2.16	2.64	8.00	9.80
	d) Depreciation	3.98	3.83	4.17	11.57	12.30	16.35
	e) Other expenses	83.02	53.27	51.69	172.27	121.34	165.65
	<b>Total expenses</b>	<b>165.14</b>	<b>133.04</b>	<b>129.15</b>	<b>478.52</b>	<b>446.77</b>	<b>565.44</b>
5	<b>Profit/(Loss) before exceptional items and tax (3-4)</b>	<b>6.74</b>	<b>35.61</b>	<b>33.73</b>	<b>102.79</b>	<b>154.52</b>	<b>313.44</b>
6	Exceptional items	-	-	-	-	-	-
7	<b>Profit/(Loss) before tax (5+/-6)</b>	<b>6.74</b>	<b>35.61</b>	<b>33.73</b>	<b>102.79</b>	<b>154.52</b>	<b>313.44</b>
8	<b>Tax expenses :</b>						
	Current tax	6.62	6.71	5.17	19.69	14.33	29.31
	Deferred tax liability/(asset)	(5.00)	0.97	2.52	4.88	22.49	34.55
	Taxes of earlier years	-	0.11	-	0.11	-	2.77
9	<b>Profit/(Loss) for the period (7+/-8)</b>	<b>5.12</b>	<b>27.82</b>	<b>26.04</b>	<b>78.11</b>	<b>117.70</b>	<b>246.81</b>
10	<b>Other Comprehensive Income/(Expense) - (OCI) (net of tax)</b>						
	a) Items that will not be reclassified to profit or loss	15.66	(17.91)	(1.80)	(18.33)	24.90	10.54
	b) Items that may be reclassified to profit or loss	(2.32)	(1.12)	1.11	(28.58)	12.51	7.60
	<b>Total Other Comprehensive Income/(Expense)</b>	<b>13.34</b>	<b>(19.03)</b>	<b>(0.69)</b>	<b>(46.91)</b>	<b>37.41</b>	<b>18.14</b>
11	<b>Total Comprehensive Income/(Expense) for the period (9+/-10)</b>	<b>18.46</b>	<b>8.79</b>	<b>25.35</b>	<b>31.20</b>	<b>155.11</b>	<b>264.95</b>
12	Paid up Equity Share Capital (face value of ₹ 10/- each)	299.14	299.14	299.14	299.14	299.14	299.14
13	Other Equity excluding Revaluation Reserve	-	-	-	-	-	11,126.47
14	<b>Basic &amp; Diluted earning per share (face value of ₹ 10/- each)*</b>	<b>0.17</b>	<b>0.93</b>	<b>0.87</b>	<b>2.61</b>	<b>3.93</b>	<b>8.25</b>

\*Not annualised, except year end Basic and Diluted EPS

**Notes :-**

- The unaudited financial results for the quarter and nine months ended 31st December, 2022 have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 30th January, 2023 in terms of Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. These results have been prepared in accordance with the Ind AS notified under section 133 of the Companies Act, 2013, read together with the Companies (Indian Accounting Standards) Rules, 2015 (as amended).
- The Statutory Auditors have carried out "Limited Review" of the financial results for the quarter and nine months ended 31st December, 2022.
- The Company has only one reportable segment viz. "Property Development", disclosure under Ind AS 108 on "Operating Segments" is not applicable.
- Figures of the previous period have been regrouped, wherever necessary, to conform to the current period's presentation.

Place: Mumbai  
Dated: 30th January, 2023



For Simplex Realty Limited

*Nandan Damani*  
**Nandan Damani**  
Chairman & Managing Director  
DIN - 00058396

**Khandelwal & Mehta LLP**  
**Chartered Accountants**  
(LLP No. AAE-3742)

**Independent Auditor's Report on Quarterly and Nine Monthly Consolidated Unaudited Financial Results of Simplex Realty Limited Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

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

1. We have reviewed the accompanying Statement of Consolidated Unaudited Financial Results of **Simplex Realty Limited** ("the Parent") and its Associates, (the Parent and its Associates together referred to as "the Group"), for the quarter and nine months ended **31<sup>st</sup> December, 2022** ("the Statement"), being submitted by the Parent pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. This Statement, which is the responsibility of the Parent's Management and approved by the Parent's 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, and other 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 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. A review of interim financial information 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.

We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33(8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, to the extent applicable.

4. The Consolidated Unaudited Financial Results in the Statement includes the results of Simplex Realty Limited ("the parent") and Simplex Mills Company Limited and Simplex Papers Limited ("the Associates").

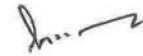


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e-mail : contact.knmlp@gmail.com

S.L. Khandelwal – 9821245353 ● S.A. Momaya – 9821432657 ● N.S. Khandelwal – 9870553531  
GSTIN : 27AAPFK6261N1ZL

5. Based on our review conducted 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 Indian Accounting Standards ("Ind AS") specified under Section 133 of the Companies Act 2013 as amended, read with relevant rules issued thereunder and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of the Regulation, read with the Circular, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Khandelwal & Mehta LLP  
Chartered Accountants  
(Firm Regn.no.W100084)



Sunil Khandelwal  
(Partner)  
Mem. No. 101388



Place : Mumbai  
Date : 30<sup>th</sup> January, 2023.  
UDIN : 23101388BGLJD5879

**SIMPLEX REALTY LIMITED**

**UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31ST DECEMBER, 2022**

(₹ in Lakhs)

Sr.No.	Particulars	Quarter ended			Nine months ended		Year ended
		31.12.2022	30.09.2022	31.12.2021	31.12.2022	31.12.2021	31.03.2022
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	Revenue from operations	20.25	20.25	21.90	135.31	177.65	198.49
2	Other income	151.63	148.40	140.98	446.00	423.64	576.53
3	<b>Total income (1+2)</b>	<b>171.88</b>	<b>168.65</b>	<b>162.88</b>	<b>581.31</b>	<b>601.29</b>	<b>775.02</b>
4	<b>Expenses:</b>						
	a) Cost of development/sales	-	-	-	69.01	102.36	102.36
	b) Employee benefits expense	77.73	75.10	71.13	223.03	202.77	271.28
	c) Finance costs	0.41	0.84	2.16	2.64	8.00	9.80
	d) Depreciation	3.98	3.83	4.17	11.57	12.30	16.35
	e) Other expenses	83.02	53.27	51.69	172.27	121.34	165.65
	<b>Total expenses</b>	<b>165.14</b>	<b>133.04</b>	<b>129.15</b>	<b>478.52</b>	<b>446.77</b>	<b>565.44</b>
5	<b>Profit/(Loss) before share of profit/(loss) of associates, exceptional items and tax (3-4)</b>	<b>6.74</b>	<b>35.61</b>	<b>33.73</b>	<b>102.79</b>	<b>154.52</b>	<b>209.58</b>
6	Share of profit/(loss) of associates	(0.65)	(0.62)	(1.03)	(1.51)	7.95	34.32
7	<b>Profit/(Loss) before exceptional items and tax (5+/-6)</b>	<b>6.09</b>	<b>34.99</b>	<b>32.70</b>	<b>101.28</b>	<b>162.47</b>	<b>243.90</b>
8	Exceptional items	-	-	-	-	-	-
9	<b>Profit/(Loss) before tax (7+/-8)</b>	<b>6.09</b>	<b>34.99</b>	<b>32.70</b>	<b>101.28</b>	<b>162.47</b>	<b>243.90</b>
10	Tax expenses :						
	Current tax	6.62	6.71	5.17	19.69	14.33	29.31
	Deferred tax liability/(asset)	(5.00)	0.97	2.52	4.88	22.49	34.55
	Taxes of earlier years	-	0.11	-	0.11	-	2.77
11	<b>Profit/(Loss) for the period (9+/-10)</b>	<b>4.47</b>	<b>27.20</b>	<b>25.01</b>	<b>76.60</b>	<b>125.65</b>	<b>177.27</b>
12	<b>Other Comprehensive Income/(Expense) - (OCI)-(net of tax)</b>						
	a) Items that will not be reclassified to profit or loss	15.66	(17.91)	(1.80)	(18.33)	24.90	10.54
	b) Items that may be reclassified to profit or loss	(2.32)	(1.12)	1.11	(28.58)	12.51	7.60
	<b>Other Comprehensive Income/(Expense)</b>	<b>13.34</b>	<b>(19.03)</b>	<b>(0.69)</b>	<b>(46.91)</b>	<b>37.41</b>	<b>18.14</b>
13	<b>Total Comprehensive Income/(Expense) for the period (11+/-12)</b>	<b>17.81</b>	<b>8.17</b>	<b>24.32</b>	<b>29.69</b>	<b>163.06</b>	<b>195.41</b>
14	Paid up Equity Share Capital (face value of ₹ 10/- each)	299.14	299.14	299.14	299.14	299.14	299.14
15	Other Equity excluding Revaluation Reserve	-	-	-	-	-	10,674.42
16	<b>Basic &amp; Diluted earning per share (face value of ₹ 10/- each)*</b>	<b>0.15</b>	<b>0.91</b>	<b>0.84</b>	<b>2.56</b>	<b>4.20</b>	<b>5.93</b>

\*Not annualised, except year end Basic and Diluted EPS

**Notes :-**

- The unaudited consolidated financial results for the quarter and nine months ended 31st December, 2022 have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 30th January, 2023 in terms of Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. These results have been prepared in accordance with the Ind AS notified under section 133 of the Companies Act, 2013, read together with the Companies (Indian Accounting Standards) Rules, 2015 (as amended).
- The Statutory Auditors have carried out "Limited Review" of the financial results for the quarter and nine months ended 31st December, 2022.
- Standalone information :

Particulars	Quarter ended			Nine months ended		Year ended
	31.12.2022	30.09.2022	31.12.2021	31.12.2022	31.12.2021	31.03.2022
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
Total income (including other income)	171.88	168.65	162.88	581.31	601.29	878.88
Profit/(loss) before tax	6.74	35.61	33.73	102.79	154.52	313.44
Profit/(loss) after tax	5.12	27.82	26.04	78.11	117.70	246.81

- The Company has only one reportable segment viz. "Property Development", disclosure under Ind AS 108 on "Operating Segments" is not applicable.
- Figures of the previous period have been regrouped, wherever necessary, to conform to the current period's presentation.



For Simplex Realty Limited

*Nandan Damani*  
Nandan Damani  
Chairman & Managing Director  
DIN - 00058396

Place: Mumbai  
Dated: 30th January, 2023