

Date: 09.02.2024

To,  
The Listing Department  
BSE Limited  
Phiroze Jeejeebhoy Towers,  
Dalal Street,  
Mumbai-400001

Reference Scrip Code: 957093, ISIN: INE368Y08018

Sub: Outcome of the Board Meeting regarding Un-Audited Quarterly Financial Results for the quarter ended on 31<sup>st</sup> December, 2023.

Ref: Regulation 52(1), 52(4) and 54(3) and of SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015

Dear Sir,

Pursuant to Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed the following documents as approved by the Board of Directors of the Company at its meeting held on 09<sup>th</sup> February, 2024 commenced at 05:00 P.M. and concluded on 05:30 P.M.

1. Un-Audited Quarterly Financial Results for the quarter ended on 31<sup>st</sup> December, 2023.
2. Limited Review Report for the quarter ended on 31<sup>st</sup> December, 2023 issued by Statutory Auditor of the Company.
3. Details required under Regulation 52(4) of SEBI (LODR) regulation, 2015.
4. Asset Cover Certificate under Regulation 54(3) of SEBI (LODR) regulation, 2015.

Kindly take the same on records for your information.

Thanking You,

Yours faithfully,  
For Entry India Projects Private Limited

  
(Madhav Dhir)  
Director  
DIN: 07227587



Encl: As above

**ENTRY INDIA PROJECTS PRIVATE LIMITED**  
CIN - U45400DL2008PTC173053  
Regd. Office - D-55, Defence Colony, New Delhi - 110024  
e-mail: contact@eippl.com

**Regulation 52(1) and (2) of The Listing Regulations**  
**UNAUDITED FINANCIAL RESULTS FOR THE PERIOD ENDED DECEMBER 31, 2023**

(Amounts are in INR thousands except per share data and ratios)

Particulars	3 months ended December 31, 2023	3 months ended September 30, 2023	3 months ended December 31, 2022	Year to date for period ended December 31, 2023	Year to date for period ended December 31, 2022	Previous year ended March 31, 2023
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
<b>1. Income</b>						
Revenue from Operations	8,800	8,634	7,634	26,068	28,099	36,077
Other Income	1,755	15,432	4,694	19,049	12,338	24,870
<b>Total income</b>	<b>10,556</b>	<b>24,066</b>	<b>12,328</b>	<b>45,117</b>	<b>40,437</b>	<b>60,947</b>
<b>2. Expenses</b>						
Employee benefits expense	864	696	652	2,792	1,600	2,297
Depreciation	760	757	675	2,272	1,951	2,708
Professional Expenses	508	371	405	3,948	978	1,340
Municipal Tax	-	-	-	1,122	11,567	12,837
Financial Expenses	3,044	4,789	7,950	14,552	20,429	33,358
Other expenses	474	368	2,803	1,272	3,376	3,688
<b>Total Expenses</b>	<b>5,651</b>	<b>6,981</b>	<b>12,485</b>	<b>25,960</b>	<b>39,901</b>	<b>56,228</b>
<b>3. Profit / (Loss) before tax (1-2)</b>	<b>4,904</b>	<b>17,086</b>	<b>(157)</b>	<b>19,158</b>	<b>536</b>	<b>4,719</b>
<b>4. Tax Expenses:</b>						
Current Tax	1,265	518	(608)	1,783	834	955
Deferred Tax	(26)	(25)	15	(77)	(31)	(49)
<b>Total Tax Expenses</b>	<b>1,238</b>	<b>493</b>	<b>(593)</b>	<b>1,706</b>	<b>803</b>	<b>906</b>
<b>5. Net Profit / (Loss) from the Year/Period (3-4)</b>	<b>3,666</b>	<b>16,593</b>	<b>436</b>	<b>17,452</b>	<b>(267)</b>	<b>3,813</b>
<b>6. Other Comprehensive Income (OCI):</b>						
i. Items that will not be reclassified to Statement of Profit & Loss (net of tax)	(0)	(10,020)	-	(10,020)	-	(31,606)
<b>7. Total Comprehensive Income for the Year/Period (5+6)</b>	<b>3,666</b>	<b>6,572</b>	<b>436</b>	<b>7,432</b>	<b>(267)</b>	<b>(27,792)</b>
<b>8. Earnings per equity share (EPS):</b>						
i. Basic (In Rupees)	2.36	10.68	0.28	11.24	(0.17)	2.46
ii. Diluted (In Rupees)	1.49	6.76	0.18	7.11	(0.11)	1.55
<b>9. Paid-up equity share capital:</b>						
Equity Share of Rs.10 each	15,531	15,531	15,531	15,531	15,531	15,531
<b>10. Other Equity</b>	<b>9,38,513</b>	<b>9,34,847</b>	<b>9,58,606</b>	<b>9,38,513</b>	<b>9,58,606</b>	<b>9,31,081</b>
<b>11. Net Worth</b>	<b>7,85,573</b>	<b>7,81,907</b>	<b>7,64,039</b>	<b>7,85,573</b>	<b>7,64,039</b>	<b>7,68,121</b>
<b>12. Paid-up debt capital</b>	<b>2,31,289</b>	<b>2,32,129</b>	<b>4,85,584</b>	<b>2,31,289</b>	<b>4,85,584</b>	<b>4,39,021</b>
<b>13. Debenture Redemption Reserve</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>14. Debt-equity ratio</b>	<b>0.29:1</b>	<b>0.30:1</b>	<b>0.64:1</b>	<b>0.29:1</b>	<b>0.64:1</b>	<b>0.57:1</b>
<b>15. Debt service coverage ratio</b>	<b>2.24</b>	<b>0.14</b>	<b>0.85</b>	<b>0.16</b>	<b>0.80</b>	<b>0.46</b>
<b>16. Interest service coverage ratio</b>	<b>2.85</b>	<b>4.73</b>	<b>1.07</b>	<b>2.47</b>	<b>1.12</b>	<b>1.22</b>

- The above financial results were reviewed and recommended by the Board of Directors at their meetings held on 09.02.2024
- The Company is primarily engaged in the business of carrying on the business of construction of residential houses, commercial buildings, flats and buildings etc. and other allied activities. All the activities of the Company revolve around the primary business, as such there are no separate reportable segment.
- The limited review of the same has been carried out by the statutory auditor of the Company.
- The Company has availed a secured loan from ICICI bank of Rs.35 Crores (approx.) during the year ending 31.03.2022 against its property. Outstanding amount is Rs 13.12 crore as on 31.12.2023
- Figures for the previous periods / years have been regrouped / reclassified, wherever necessary to correspond with the current period /years classification / disclosure.
- Formulae for computation of ratios are as follows:
  - Debt/Equity ratio: Debt/Equity. Debt represents borrowings. Equity includes Equity Share Capital and Other Equity excluding Revaluation Reserve.
  - Debt Service Coverage Ratio: Profit/(Loss) Before Interest, Depreciation and Tax/(Interest Expenses+Principal Repayment of borrowings made during the period/year).
  - Interest Service Coverage Ratio: Profit/(Loss) Before Interest, Depreciation and Tax/Interest Expenses.
  - Net Worth: Total Equity excluding Other Comprehensive Income, Revaluation Reserve and reserves created out of amalgamation.



For and on behalf of the Board of Directors

Madhav Dhir  
Director  
(DIN: 07227587)

Place : New Delhi  
Date: 09-02-2024



# RAJIV JASWANT & CO.

## CHARTERED ACCOUNTANTS

Off : RTF-32, Royal Tower Market, Shipra Suncity, Indirapuram, Ghaziabad-201 014

Ph No : 0120-431 7371, 9717409122 E-Mail : rajivjaswantandco@gmail.com

### Review Report to the Board of Directors of Entry India Projects Private Limited

We have reviewed the accompanying statement of unaudited financial results of Entry India Projects Private Limited ("the Company") for the three months ended 31<sup>st</sup> December, 2023. 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 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 financial statements are 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.

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 accounting standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 52 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

UDIN: **24510170BKDPQG6375**

For Rajiv Jaswant & Co.  
(Chartered Accountants)  
F.R. No. 016018C



(Rajiv Rattan)  
Proprietor  
M. No: 510170

Place: Ghaziabad  
Date: 09.02.2024

# Entry India Projects Private Limited

Registered Office: D-55, Defence Colony, New Delhi - 110024  
E-mail : contact@eippi.com • Mob.: 9289279538

Pursuant to Regulation 52(4) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we are furnishing the followings for the quarter ended on December 31, 2023:

(Rs. '000)

S. No.	Particulars	Remarks
1.	debt-equity ratio;	0.29
2.	debt service coverage ratio	2.24
3.	interest service coverage ratio;	2.86
4.	outstanding redeemable preference shares (quantity and value);	-
5.	capital redemption reserve/debenture redemption reserve	-
6.	net worth;	7,85,573
7.	net profit after tax;	3,666
8.	Earnings Per Share Basic Diluted	2.36 1.49
9.	Current Ratio	23.67
10.	Long term debt to working capital	58%
11.	Bad debts to account receivable ratio	-
12.	Current liability ratio	7.07%
13.	Total debt to total assets	18%
14.	Debtors turnover	24.11
15.	Inventory turnover	-
16.	Operating margin (%)	83.37%
17.	Net profit margin (%)	34.73%
18.	Sector specific equivalent ratio, as applicable	-
19.	Un-Audited Quarterly Financial Result for the quarter ended on 31.12.2023 as required under Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.	Attached

We request you to take the above information on your record.

Thanking you,  
Yours faithfully,

For Entry India Projects Pvt. Ltd.

(Madhav Dhir)  
Director  
DIN: 07227587





# RAJIV JASWANT & CO.

## CHARTERED ACCOUNTANTS

Off : RTF-32, Royal Tower Market, Shipra Suncity, Indirapuram, Ghaziabad-201 014

Ph No : 0120-431 7371, 9717409122 E-Mail : rajivjaswantandco@gmail.com

To,  
The Board of Directors,  
**Entry India Projects Private Limited**  
D-55, Defence Colony,  
New Delhi-110024

**Independent Auditor's Certificate on Maintaining Security Coverage Ratio in Respect of the Listed Unsecured Redeemable Non-convertible Debentures as on 31<sup>st</sup> December 2023 and Compliance with Covenants of Outstanding Listed Unsecured Redeemable Non-convertible Debentures as on 31<sup>st</sup> December 2023.**

1. This certificate is issued at the request of the Company, having its registered office at D-55, Defence Colony, New Delhi-110024.
2. The accompanying "Annexure 1" ('the Statement') certifying the Security Cover on Listed Unsecured Redeemable Non-Convertible Debentures as on 31<sup>st</sup> December 2023 and Compliance with Covenants of Outstanding Listed Unsecured Redeemable Non-convertible Debentures as on 31<sup>st</sup> December 2023 duly signed by the authorized signatory of the Company, which we have initialed for identification purposes only. In accordance with para 3.1 (a) of Circular no. SEBI/HO/MIRSD/MIRSD\_CARADT/CIR/P/2022/67 dated 19<sup>th</sup> May 2022; we have verified only book value of the assets provided in the certificate.

### Management's Responsibility

3. The preparation of the Statement is the responsibility of the Management of the Company including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.
4. The Management is also responsible for ensuring adherence that the details in the Statement are correct.

### Auditor's Responsibility

5. It is our responsibility to provide reasonable assurance that the details as referred to in "Annexure 1" have been correctly extracted from the unaudited standalone Financial statements, other supporting and other records produced before us.
6. We have carried out the following procedures for providing reasonable assurance;
  - a. Checked the security documents in case of Listed Unsecured Redeemable Non-convertible Debentures.



- b. Read the unaudited standalone financial result for the period ended 31<sup>st</sup> December 2023.
  - c. Read the SEBI Circular SEBI/HO/MIRSD/MIRSD\_CRADT/CIR/P/2022/67 dated 19<sup>th</sup> May 2022.
  - d. Verified the arithmetic accuracy of calculation of ration mentioned in "Annexure 1".
7. We conducted our examination of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes (Revised 2016) (The "Guidance Note") issued by the Institute of Chartered Accountants of India (ICAI) and Standards on Auditing specified under Section 143(10) of the Companies Act 2013. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.
  8. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

**Opinion:**

9. Based on our examination and procedure performed, as mentioned above, and according to information, explanations and other records produced before us including unaudited standalone financial statements and other relevant debts given in Column "A" to "J" as referred to in "Annexure 1" are true and correct.

**Restriction on Use**

10. This certificate is provided on specific request of the Company solely for onward submission to the Debenture Trustee i.e. Axis Trustee Services Limited/ Stock Exchanges and should not be used for any other purpose without our prior written consent. Rajiv Jaswant & Co. neither accepts nor assumes any duty or liability for any other purpose or to any other party to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

**UDIN: 24510170BKDPQF2069**

**For Rajiv Jaswant & Co.**

Chartered Accountants

FRN No. 016018C

**(Rajiv Rattan)**

Proprietor

M.No. 510170

Place: Ghaziabad

Date: 08.02.2024



Annexure I

Rs'000

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Par-Passu Charge	Par-Passu Charge	Par-Passu Charge	Assets not offered as Security	Elimination (amount in negative)	(Total C to H)	Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable (For Eg. Balance, DSR market value is not applicable)	Market Value for Par passu Assets	Carrying value/book charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSR market value is not applicable)	Total Value=(K+L+M+N)
		Debt for which this certificate is being issued	Other Secured Debt	Debt for which this certificate is being issued	Assets shared by part passu debt holder (incl. debt for which this certificate is issued & other debt with pari-passu charge)	Other assets on which there is pari-passu charge (excluding items covered in column F)		debt amount considered more than once (due to exclusive plus pari passu charge)		Market Value for Par passu Assets	Market Value for Par passu Assets	Market Value for Par passu Assets	Market Value for Par passu Assets	Market Value for Par passu Assets
		Book Value	Book Value	Yes/No	Book Value	Book Value								
<b>ASSETS</b>														
Property, Plant and Equipment	All movable fixed assets and property mortgage located at defence colony, Delhi.		4,10,181				8,259		4,18,440					
Capital Work-in-Progress														
Right of Use Assets														
Goodwill														
Intangible Assets														
Intangible Assets under Development														
Investments	All investments in securities, Gold etc.						7,24,527		7,24,527					
Loans														
Inventories														
Trade Receivables							365		365					
Cash and Cash Equivalents	All cash and cash equivalents						3,650		3,650					
Bank Balances other than Cash and Cash Equivalents														



*[Handwritten signature]*

