

# Entry India Projects Private Limited

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

**Date: 09.11.2023**

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 and half year ended on 30<sup>th</sup> September, 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> November, 2023 commenced at 5:00 P.M. and concluded on 05:30 P.M.,

1. Un-Audited Quarterly and Half Yearly Financial Results for the quarter and half year ended on September 30, 2023 along with Statement of Assets & Liabilities and Cash Flow Statement.
2. Limited Review Report 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@eiapl.com

Regulation 52(1) and (2) of The Listing Regulations  
**UNAUDITED FINANCIAL RESULTS FOR THE PERIOD ENDED SEPTEMBER 30, 2023**

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

Particulars	3 months ended September 30, 2023	3 months ended June 30, 2023	3 months ended September 30, 2022	Year to date for period ended September 30, 2023	Year to date for period ended September 30, 2022	Previous year ended March 31, 2023
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
<b>1. Income</b>						
Revenue from Operations	8,634	8,634	10,309	17,268	20,465	36,077
Other Income	15,432	1,862	4,094	17,294	7,644	24,870
<b>Total Income</b>	<b>24,066</b>	<b>10,496</b>	<b>14,403</b>	<b>34,562</b>	<b>28,109</b>	<b>60,947</b>
<b>2. Expenses</b>						
Employee benefits expense	696	1,232	593	1,928	948	2,297
Depreciation	757	755	639	1,512	1,276	2,708
Professional Expenses	371	3,069	472	3,440	573	1,340
Municipal Tax	-	1,122	-	1,122	11,567	12,837
Financial Expenses	4,789	6,719	7,268	11,508	12,479	33,358
Other expenses	368	430	118	798	573	3,688
<b>Total Expenses</b>	<b>6,981</b>	<b>13,328</b>	<b>9,090</b>	<b>20,308</b>	<b>27,416</b>	<b>56,228</b>
<b>3. Profit / (Loss) before tax (1-2)</b>	<b>17,086</b>	<b>(2,832)</b>	<b>5,313</b>	<b>14,253</b>	<b>693</b>	<b>4,719</b>
<b>4. Tax Expenses:</b>						
Current Tax	518	-	1,443	518	1,443	955
Deferred Tax	(25)	(25)	(46)	(50)	(46)	(49)
<b>Total Tax Expenses</b>	<b>493</b>	<b>(25)</b>	<b>1,397</b>	<b>467</b>	<b>1,397</b>	<b>906</b>
<b>5. Net Profit / (Loss) from the Year/Period (3-4)</b>	<b>16,593</b>	<b>(2,807)</b>	<b>3,916</b>	<b>13,786</b>	<b>(703)</b>	<b>3,813</b>
<b>6. Other Comprehensive Income (OCI):</b>						
<b>1. Items that will not be reclassified to Statement of Profit &amp; Loss (net of tax)</b>	(10,020)	-	-	(10,020)	-	(31,606)
<b>7. Total Comprehensive Income for the Year/Period (5+6)</b>	<b>6,572</b>	<b>(2,807)</b>	<b>3,916</b>	<b>3,766</b>	<b>(703)</b>	<b>(27,792)</b>
<b>8. Earnings per equity share (EPS):</b>						
i. Basic (In Rupees)	10.68	(1.81)	2.52	8.88	(0.45)	2.46
ii. Diluted (In Rupees)	6.76	(1.14)	1.59	5.62	(0.29)	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>9,34,847</b>	<b>9,28,275</b>	<b>9,58,170</b>	<b>9,34,847</b>	<b>9,58,170</b>	<b>9,31,081</b>
<b>11. Net Worth</b>	<b>7,81,907</b>	<b>7,65,314</b>	<b>7,63,603</b>	<b>7,81,907</b>	<b>7,63,603</b>	<b>7,68,121</b>
<b>12. Paid-up debt capital</b>	<b>2,32,129</b>	<b>3,92,836</b>	<b>4,87,622</b>	<b>2,32,129</b>	<b>4,87,622</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>0.30:1</b>	<b>0.51:1</b>	<b>0.64:1</b>	<b>0.30:1</b>	<b>0.64:1</b>	<b>0.57:1</b>
<b>15. Debt service coverage ratio</b>	<b>0.14</b>	<b>0.09</b>	<b>1.32</b>	<b>0.12</b>	<b>0.77</b>	<b>0.46</b>
<b>16. Interest service coverage ratio</b>	<b>4.73</b>	<b>0.69</b>	<b>1.82</b>	<b>2.37</b>	<b>1.16</b>	<b>1.22</b>

- The above financial results were reviewed and recommended by the Board of Directors at their meetings held on 09.11.2023
- 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 13.21 crore as on 31.09.2023
- 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: 09-11-2023

ENTRY INDIA PROJECTS PRIVATE LIMITED  
CIN - U45400DL2008PTC173053  
Regd. Office - D-55, Defence Colony, New Delhi - 110024  
e-mail: contact@eiopl.com  
Regulation 52(2)(f) of the Listing Regulations

(Amounts are in INR Thousands)

**Statement of Assets and Liabilities of the Company as at September 30, 2023**

PARTICULARS	As at 30th September, 2023	As at 31st March, 2023
	Unaudited	Audited
<b>I. ASSETS</b>		
<b>(1) Non-current assets</b>		
Property, plant and equipment	4,19,175	4,20,557
Capital Work in Progress		-
Financial Assets		
(i) Investments	4,24,133	5,05,479
<b>Total Non-Current Assets</b>	<b>8,43,308</b>	<b>9,26,036</b>
<b>(2) Current Assets</b>		
Financial Assets		
(i) Investment	2,84,594	90,000
(ii) Trade Receivables	1,013	1,879
(iii) Cash and cash equivalents	13,514	2,14,294
(iv) Bank Balances other than (ii) above	62,500	-
(v) Loans	40,063	1,54,823
(vi) Other (Amount Receivable)	1,344	71,436
Other current assets	8,688	6,023
<b>Total Current Assets</b>	<b>4,11,716</b>	<b>5,38,455</b>
<b>TOTAL ASSETS</b>	<b>12,55,024</b>	<b>14,64,491</b>
<b>II. EQUITY AND LIABILITIES</b>		
<b>(1) Equity</b>		
Equity share capital	15,531	15,531
Other equity	9,34,847	9,31,081
<b>Total Equity</b>	<b>9,50,378</b>	<b>9,46,612</b>
<b>(2) Liabilities</b>		
Non Current Liabilities		
Financial Liabilities		
(i) Borrowings	2,32,129	4,39,021
Deferred tax liabilities (net)	56,130	59,551
<b>Total Non-Current liabilities</b>	<b>2,88,259</b>	<b>4,98,572</b>
Current Liabilities		
Others Current Liabilities	15,871	18,352
Current tax liabilities	516	955
<b>Total Current liabilities</b>	<b>16,387</b>	<b>19,307</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>12,55,024</b>	<b>14,64,491</b>

For and on behalf of the Board of Directors

Piece: New Delhi  
Date: 09-11-2023

Madhav Dhir  
Director  
(DIN: 07227587)



**Statement of Cash flows for the period ended 30th September, 2023 as per regulation 52(2)(f) of the Listing Regulations**

(Amounts are in INR Thousands)

Particulars	As at 30 September 2023	As at 31 March 2023
	Unaudited	Audited
<b>A. Cash flow from operating activities</b>		
Profit/(loss) before tax	14,253	4,719
<b>Adjustments to reconcile profit before tax to net cash flows:</b>		
Depreciation	1,512	2,708
Interest Income	(3,744)	(14,785)
Profit on Sale of shares	(13,550)	
<b>Operating Profit /(loss) before working capital adjustments</b>	<b>(1,528)</b>	<b>(7,358)</b>
<b>Working Capital Adjustments:</b>		
Changes in trade receivables	866	(1,699)
Changes in other current & Other liabilities	(2,481)	6,994
Changes in other current assets	(2,666)	(67,342)
Changes in other Financial assets	70,092	-
	<b>64,283</b>	<b>(69,405)</b>
Less: Income tax paid (net of refunds)	(957)	(9,195)
<b>Cash flow from Oprating Activities (A)</b>	<b>63,326</b>	<b>(78,600)</b>
<b>B. Cash Flow from Investing activities</b>		
Payment for FDR	(62,500)	-
Receipts from FDR	-	2,01,764
Payment for Property, Plant & Equipment	(131)	(4,655)
Payment for CWIP	-	1,995
Purchase of Gold coin	(394)	-
Purchase of Investments in Securities	(2,94,928)	(90,000)
Proceeds from the sale of Investments	1,82,232	-
Inter Corporate Loans given	1,14,761	3,251
Interest Received	3,744	14,785
<b>Net cash flow from (used in) Investing activities (B)</b>	<b>(57,215)</b>	<b>1,27,140</b>
<b>C. Cash Flow from Financing activities</b>		
Proceeds from Loans	(2,06,892)	(9,809)
<b>Net cash flow (used in) from financing activities (C)</b>	<b>(2,06,892)</b>	<b>(9,809)</b>
<b>NET INCREASE IN CASH AND CASH EQUIVALENTS (A+B+C)</b>	<b>(2,00,780)</b>	<b>38,731</b>
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE QUARTER/YEAR	2,14,294	1,75,563
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR</b>	<b>13,514</b>	<b>2,14,294</b>
<b>COMPONENTS OF CASH AND CASH EQUIVALENTS</b>		
Cash on hand	23	23
Balances with scheduled banks:		
On current accounts	13,491	2,14,271
<b>Total</b>	<b>13,514</b>	<b>2,14,294</b>

1. The cash flow has been prepared under the "indirect method" as set out in Indian Accounting Standard (IND AS) 7 - Statement of Cash Flows

For and on behalf of the Board of Directors

  
**Madhav Dhillon**  
 Director  
 (DIN: 07227587)

Place : New Delhi  
 Date: 09-11-2023





# 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 30<sup>th</sup> September, 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: 23510170BGWXDG1567

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



(Rajiv Rattan)  
Proprietor  
M. No: 510170

Place: Ghaziabad  
Date: 09.11.2023

# Entry India Projects Private Limited

Registered Office: D-55, Defence Colony, New Delhi - 110024  
E-mail : contact@eiopl.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 September 30, 2023:

(Rs. '000)

S. No.	Particulars	Remarks
1.	debt-equity ratio;	0.30
2.	debt service coverage ratio	0.14
3.	interest service coverage ratio;	4.73
4.	outstanding redeemable preference shares (quantity and value);	-
5.	capital redemption reserve/debenture redemption reserve	-
6.	net worth;	7,81,907
7.	net profit after tax;	16,593
8.	Earnings Per Share Basic Diluted	10.68 6.76
9.	Current Ratio	25.13
10.	Long term debt to working capital	59%
11.	Bad debts to account receivable ratio	-
12.	Current liability ratio	6.59%
13.	Total debt to total assets	18%
14.	Debtors turnover	8.53
15.	Inventory turnover	-
16.	Operating margin (%)	35.88%
17.	Net profit margin (%)	68.95%
18.	Sector specific equivalent ratio, as applicable	-
19.	Un-Audited Quarterly and half yearly Financial Result for the quarter and half year ended on 30.09.2023 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



CIN: U45400DL2008PTC173053



# 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 30<sup>th</sup> September 2023 and Compliance with Covenants of Outstanding Listed Unsecured Redeemable Non-convertible Debentures as on 30<sup>th</sup> September 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 30<sup>th</sup> September 2023 and Compliance with Covenants of Outstanding Listed Unsecured Redeemable Non-convertible Debentures as on 30<sup>th</sup> September 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 30<sup>th</sup> September 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: 23510170BGWXDE1863**

**For Rajiv Jaswant & Co.**

Chartered Accountants

FRN No. 016018C

**(Rajiv Rattan)**

Proprietor

M.No. 510170

Place: Ghaziabad

Date: 09/11/2023

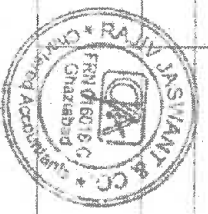




Annexure 1

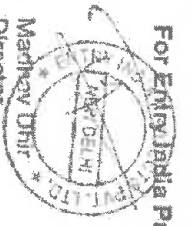
Rs.000

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
		Excluded Charge	Excluded Charge	Part- Passu Charge	Part- Passu Charge	Part- Passu Charge	Assets not offered as Security	Eliminated on (amount negative)	(Total C to H)	Related to only those items covered by this certificate	Carrying book value for exchange charge since where market value is not ascertainable (For Ex- Bank DSRA market value is not applicable)	Market Value for Part Passu Charge Assets	Carrying valuebook value for part passu charge where market value is not ascertainable or applicable (For Ex- Bank DSRA market value is not applicable)	Total Value=(K+L+M+N)
ASSETS	Description of asset for which this certificate relate	Book Value	Book Value	Yes/ No	Book Value	Book Value						Relating to Column F		
Property, Plant and Equipment	All movable fixed assets and property interests located at Kashmir colony.	4,19,440	4,19,440		8,756	4,19,175								
Carried Work-in- Progress Right of Use Assets														
Goodwill														
Intangible Assets														
Intangible Assets under Development														
Investments	All investments in securities Gold etc.				7,08,727	7,08,727								
Loans														
Advances														
Trade Receivables					1,013	1,013								
Cash and Cash Equivalents	All cash and cash equivalents				13,514	13,514								
Bank Balances other than Cash and Cash Equivalents					62,500	62,500								



Others	All other movable assets like loan, advances etc. other than current liabilities.					33,718	33,728												
Total		4,14,449				8,28,158	12,38,577												
<b>LIABILITY</b>																			
Debt	securities which this certificate confers					1,00,000	1,00,000												
Other debt	sharing part-passu charge with above debt.																		
Other Debt																			
Subordinated	of debt																		
Borrowings																			
Bank																			
Debt																			
Securities																			
Others																			
Trade	payables																		
Losses	Liabilities																		
Provisions																			
Others																			
Total						1,00,000	1,00,000												
Cover on Book Value						8.28													
Cover on Market Value																			

For Emry India Projects Pvt. Ltd.



Madhav Dhur  
Director  
DIN: 07227587



*[Handwritten signature]*