

Date: 19.01.2023

**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/Half Yearly Financial Results for the quarter/half year ended on 30th September, 2022.

Ref: Regulation 52(1), 52(4) and 54 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 Thursday, 19th January, 2023 commenced at 4:30 P.M. and concluded on 5:20 P.M.

1. Un-Audited Quarterly/Half Yearly Financial Results for the quarter/half year ended on 30th September, 2022 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@elppi.com
Regulation 52(1) and (2) of The Listing Regulations
UNAUDITED FINANCIAL RESULTS FOR THE PERIOD ENDED SEPTEMBER 30, 2022
(Amounts are in INR thousands except per share data and ratios)

Particulars	3 months ended September 30, 2022	3 months ended June 30, 2022	3 months ended September 30, 2021	Year to date for period ended September 30, 2022	Year to date for period ended September 30, 2021	Previous year ended March 31, 2022
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1. Income						
Revenue from Operations	10,309	10,156	10,400	20,465	16,477	32,020
Other Income	4,094	3,550	3,134	7,644	6,226	15,836
Total Income	14,403	13,706	13,534	28,109	22,703	47,856
2. Expenses						
Employee benefits expense	593	355	242	948	523	912
Depreciation	639	637	731	1,276	1,461	2,923
Professional Expenses	472	101	270	573	351	568
Municipal Tax	-	11,567	249	11,567	-	-
Financial Expenses	7,268	5,211	-	12,479	-	5,754
Other expenses	118	455	-	573	1,553	1,672
Total Expenses	9,090	18,326	1,491	27,416	3,887	11,829
3. Profit / (Loss) before tax (1-2)	5,313	(4,619)	12,042	693	18,816	36,027
4. Tax Expenses:						
Current Tax	1,443	-	2,577	1,443	4,805	10,644
Deferred Tax	(46)	-	(34)	(46)	(69)	(137)
Total Tax Expenses	1,397	-	2,542	1,397	4,736	10,506
5. Net Profit / (Loss) from the Year/Period (3-4)	3,916	(4,619)	9,500	(703)	14,079	25,521
6. Other Comprehensive Income (OCI):						
i. Items that will not be reclassified to Statement of Profit & Loss (net of tax)	-	-	-	-	-	1,10,539
7. Total Comprehensive Income for the Year/Period (5+6)	3,916	(4,619)	9,500	(703)	14,079	1,36,060
8. Earnings per equity share (EPS):						
i. Basic (In Rupees)	2.52	(2.97)	6.12	(0.45)	9.07	16.43
ii. Diluted (In Rupees)	1.59	(1.88)	3.75	(0.29)	5.56	10.07
9. Paid-up equity share capital:						
Equity Share of Rs.10 each	15,531	15,531	15,531	15,531	15,531	15,531
10. Other Equity	9,58,170	9,54,254	8,36,893	9,58,170	8,36,893	9,58,873
11. Net Worth	7,63,603	7,59,687	7,52,865	7,63,603	7,52,865	7,64,307
12. Paid-up debt capital	4,87,622	4,45,343	1,00,000	4,87,622	1,00,000	4,48,830
13. Debenture Redemption Reserve	-	-	-	-	-	-
14. Debt-equity ratio	0.64:1	0.59:1	0.13:1	0.64:1	0.13:1	0.59:1
15. Debt service coverage ratio	1.32	0.14	-	0.77	-	0.11
16. Interest service coverage ratio	1.82	0.24	-	1.16	-	8.86

- The above financial results were reviewed and recommended by the Board of Directors at their meetings held on 19.01.2023
- 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.
- 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: 19-01-2023

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, 2022

PARTICULARS	As at 30th September, 2022	As at 31st March, 2022
	Unaudited	Audited
I. ASSETS		
(1) Non-current assets		
Property, plant and equipment	4,17,409	4,18,609
Capital Work in Progress	3,544	1,995
Financial Assets		
(i) Investments	6,37,715	5,47,715
Total Non-Current Assets	10,58,668	9,68,319
(2) Current Assets		
Financial Assets		
(i) Trade Receivables	531	179
(ii) Cash and cash equivalents	5,840	1,75,563
(iii) Bank Balances other than (ii) above	2,01,764	2,01,764
(iv) Loans	2,04,048	1,58,075
(v) Other (Amount Receivable)	71,707	1,712
Other current assets	12,058	8,405
Total Current Assets	4,95,948	5,45,698
TOTAL ASSETS	15,54,616	15,14,017
II. EQUITY AND LIABILITIES		
(1) Equity		
Equity share capital	15,531	15,531
Other equity	9,58,170	9,58,873
Total Equity	9,73,701	9,74,404
(2) Liabilities		
Non Current Liabilities		
Financial Liabilities		
(i) Borrowings	4,87,622	4,48,830
Deferred tax liabilities (net)	70,184	70,230
Total Non-Current liabilities	5,57,806	5,19,060
Current Liabilities		
Others Current Liabilities	11,023	9,909
Current tax liabilities	12,086	10,644
Total Current liabilities	23,109	20,553
TOTAL EQUITY AND LIABILITIES	15,54,616	15,14,017

For and on behalf of the Board of Directors



Madhav Dhir
Director
(DIN: 07227587)

Place: New Delhi
Date: 19-01-2023

Statement of Cash flows for the period ended 30th September, 2022 as per regulation 52(2)(f) of the Listing Regulations

(Amounts are in INR Thousands)

Particulars	As at 30 September 2022	As at 31 March 2022
	Unaudited	Audited
A. Cash flow from operating activities		
Profit/(loss) before tax	693	36,027
Adjustments to reconcile profit before tax to net cash flows:		
Depreciation	1,276	2,923
Interest Income	(7,644)	(13,323)
Profit on Sale of Debentures	-	(500)
Operating Profit /(loss) before working capital adjustments	(5,675)	25,127
Working Capital Adjustments:		
Changes in trade receivables	(352)	429
Changes in other current & Other liabilities	1,113	3,964
Changes in other current assets	(3,653)	(4,313)
Changes in other Financial assets	(69,995)	-
	(78,561)	25,207
Less: Income tax paid (net of refunds)	-	(3,965)
Cash flow from Operating Activities (A)	(78,561)	21,242
B. Cash Flow from Investing activities		
Payment for FDR	-	(2,63,271)
Receipts from FDR	-	61,507
Payment for Property, Plant & Equipment	(76)	(128)
Payment for CWIP	(1,549)	(1,995)
Purchase of Investments in Securities	(90,000)	(96,030)
Proceeds from the sale of Investments	-	80,500
Inter Corporate Loans given	(45,973)	(20,251)
Interest Received	7,644	13,323
Net cash flow from (used in) Investing activities (B)	(1,29,954)	(2,26,345)
C. Cash Flow from Financing activities		
Proceeds from Loans	38,792	3,48,830
Net cash flow (used in) from financing activities (C)	38,792	3,48,830
NET INCREASE IN CASH AND CASH EQUIVALENTS (A+B+C)	(1,69,723)	1,43,727
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE QUARTER/YEAR	1,75,563	31,836
CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR	5,840	1,75,563
COMPONENTS OF CASH AND CASH EQUIVALENTS		
Cash on hand	150	184
Balances with scheduled banks:		
On current accounts	5,690	1,75,379
Total	5,840	1,75,563

I. 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 Dhir
Director
(DIN: 07227587)

Place : New Delhi
Date: 19-01-2023



RAJIV JASWANT & CO.

CHARTERED ACCOUNTANTS

Off : RTF-32, Royal Tower Market, Shipra Suncity, Indirapuram, Ghaziabad-201 014
Ph No : 0120 - 6649075, 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 30th September, 2022. 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.

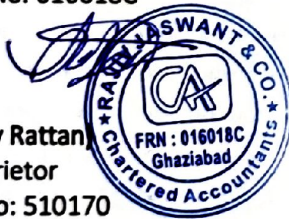
We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 - "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. This standard requires that we plan and 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: 23510170B6WWXB7395

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

(Rajiv Rattan)
Proprietor
M. No: 510170



Place: Ghaziabad
Date: 19.01.2023

Pursuant to Regulation 52(4) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we are furnishing the followings line items for the quarter ended on 30.09.2022:

(Rs. '000)

S. No.	Particulars	Remarks
1.	debt-equity ratio;	0.64:1
2.	debt service coverage ratio	1.32
3.	interest service coverage ratio;	1.82
4.	outstanding redeemable preference shares (quantity and value);	-
5.	capital redemption reserve/debenture redemption reserve	-
6.	net worth;	7,63,603
7.	net profit after tax;	3,916
8.	Earnings Per Share (Not Annualized)	
	Basic	2.52
	Diluted	1.59
9.	Current Ratio	21.46
10.	Long term debt to working capital	103%
11.	Bad debts to account receivable ratio	-
12.	Current liability ratio	4.52%
13.	Total debt to total assets	31%
14.	Debtors turnover	19.41%
15.	Inventory turnover	-
16.	Operating margin (%)	71.57%
17.	Net profit margin (%)	27%
18.	Sector specific equivalent ratio, as applicable	-
19.	Un-Audited Quarterly/Half yearly Financial Result for the quarter/half year ended on 30.09.2022 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 - 6649075, 9717409122, E-Mail : rajivjaswantandco@gmail.com

ASSET COVER CERTIFICATE

To

The Directors,
M/s Entry India Projects Private Limited
D-55, Defence Colony,
New Delhi – 110 024

CERTIFICATE WITH RESPECT TO ASSET COVER IN RESPECT OF UNSECURED LISTED DEBT SECURITIES OF M/S ENTRY INDIA PROJECTS PRIVATE LIMITED

Dear Sir

We understand that M/s Entry India Projects Private Limited having its Registered Office at D-55, Defence Colony, New Delhi – 110 024 has requested us to issue a certificate confirming the asset cover and other details in respect of unsecured listed debt securities as on 30.09.2022 for the purpose of submission to their Debenture Trustee.

On the basis of the examination of the unaudited books of accounts and other relevant records and the further explanations/information given to us by the management of the Company, we hereby certify and provide the limited assurance that the asset cover and other details as on 30.09.2022 (as per details submitted below) as furnished by the Company and other records of the Company maintained in the ordinary course of business as produced to us for our examination.

- a) The entity having listed debt securities has vide its Board Resolution dated 27-09-2017, Debenture Trust Deed dated 22-12-2017, and Master Supplementary Debenture Trust Deed dated 09-03-2021 has issued the following listed debt securities:

ISIN	Private Placement	Secured/Unsecured	Sanctioned Amount (Rs.)
INE368Y08018	Private Placement of 100 Unsecured Redeemable NCD's	Unsecured	10 Crore



b) Asset Cover for listed debt securities

- i. The financial information as on 30.09.2022 has been extracted from the unaudited financial statement and books of account for the period ended on 30.09.2022 and other relevant records of the entity having listed debt securities;
- ii. The assets of the entity having listed debt securities provide coverage of 10.73 times of the interest and principal amount which is in accordance with the terms of issue/Debenture Trust Deed/ Master Supplementary Debenture Trust Deed (calculation as per statement of asset cover ratio for the unsecured debt securities – Table-II):

Table-II

S.No.	Particulars		Amount in Rs. '000 (As on 30.09.2022)
i.	Net Assets Available for Unsecured Lenders		
	+ Property Plant and Equipments	A	4,20,954
	- Intangible assets/prepaid expenses		-
	+ Investments		6,37,715
	+ Cash and Bank Balances		2,07,604
	+ Other current/non current assets		2,88,344
	- Deferred tax assets		-
	- Total assets available for secured lenders		(4,11,546)
	- Unsecured current/non current liabilities		(23,109)
	- Interest accrued/payable on unsecured borrowings		-
	Total		
ii.	Total Borrowings (Unsecured)		
	Term Loan	B	-
	NCD		1,00,000
	CC/OD limits		-
	Other borrowings		-
	IND AS adjustments for effective interest rate on unsecured borrowings		-
	Total		
iii.	Assets Coverage Ratio	(A/B)	1120%



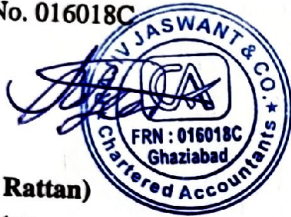
c) **Compliance of all the covenants/terms of the issue in respect of listed debt securities of the listed entity**

We have examined the compliances made by the entity having listed debt securities in respect of the covenants/terms of the issue of the listed debt securities (NCD's) and certify that such covenants/terms of the issue have been complied by the listed entity.

The above certificate is issued at the specific request of the company and is based on the records/documents produced before us and explanations/information given to us. Further, the certificate is provided to the company solely for the purpose to comply with requirement of debenture trustees, and should not be used by any other person or for any other purpose.

Thanking You

For Rajiv Jaswant & Co.
Chartered Accountants
FRN No. 016018C



(Rajiv Rattan)

Proprietor

M.No. 510170

UDIN: 23510170B67WW X A 3146

Place of Signature: Ghaziabad

Date: 19-01-2023