

August 12, 2011

To

The Bombay Stock Exchange Limited
Floor 25, P J Towers,
Dalal Street,
Mumbai 400 001 India

The National Stock Exchange of India Ltd.,
Exchange Plaza,
Plot No. C/1, G Block
Bandra – Kurla Complex
Bandra (E)
Mumbai – 400 051

Dear Sir / Madam,

Sub: UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2011

Enclosed is the Consolidated and Standalone Financial Results for the Quarter Ended June 30, 2011 as approved by the Board of Directors at their meeting held on August 12, 2011, for your records.

Yours faithfully,

For Nitesh Estates Limited



D Srinivasan
Company Secretary

Nitesh®

ESTATES

Nitesh Estates Limited

Regd. Office: Nitesh Timesquare , 7th Floor , No. 8, M.G Road, Bengaluru 560 001

EXPECT MORE

Unaudited Consolidated financial results for the quarter ended on June 30, 2011

(Rs. in Lacs)

	Particulars	Quarter ended 30. 06. 2011 (Unaudited)	Quarter ended 30. 06. 2010 (Unaudited)	Previous accounting Year ended 31. 03. 2011 [Audited]
1	Income			
	(a) Net sales/Income from operations	1,421	3,739	12,411
	Total	1,421	3,739	12,411
2	Expenditure			
	(a) (Increase)/decrease in inventories	(775)	40	(3,445)
	(b) Land and construction cost	1,895	2,347	10,879
	(c) Cost of purchase of developed property (apartment)	-	305	706
	(d) Cost of villa plots sold	-	-	805
	(e) Employees cost	360	303	1,393
	(f) Depreciation / amortization	44	11	66
	(g) Advertisement and sales promotion expenses	325	56	1,221
	(h) Other expenditure	196	101	827
	Total	2,045	3,163	12,452
3	Profit/ (Loss) from Operations before Other Income, Interest and Exceptional Items (1-2)	(624)	576	(41)
4	Other Income	6	334	1,995
5	Profit/ (Loss) before Interest and Exceptional Items (3+4)	(618)	910	1,954
6	Interest	66	239	386
7	Profit/ (Loss) after Interest but before Exceptional Items (5-6)	(684)	671	1,568
8	Exceptional Items	-	-	-
9	Profit/ (Loss) from Ordinary Activities before tax (7+8)	(684)	671	1,568
10	Tax expense/(credit)	(227)	150	349
11	Net Profit/ (Loss) from Ordinary Activities after tax (9-10)	(457)	521	1,219
12	Extraordinary Items	-	-	-
13	(a) Minority Interest	(8)	36	71
	(b) Share in loss of associate company	26	9	56
		18	45	127
14	Net Profit/ (Loss) (11-12-13)	(475)	476	1,092
15	Paid-up equity share capital (Face value per equity share Rs.10)	14,583	14,583	14,583
16	Reserves excluding Revaluation Reserves as per balance sheet			31,705
17	Earnings Per Share ('EPS') - (Rs.)			
	(a) Basic EPS	(0.33)	0.42	0.79
	(b) Diluted EPS	(0.33)	0.42	0.79
18	Public shareholding			
	- Number of shares	82,154,426	86,252,703	83,883,659
	- Percentage of shareholding	56.34%	59.15%	57.52%
19	Promoters and Promoter Group Shareholding			
	(a) Pledged/Encumbered			
	- Number of shares	18,594,667	30,121,990	15,985,781
	- Percentage of shares (as a % of the total shareholding of the Promoter and Promoter Group)	29.20%	50.56%	25.80%
	- Percentage of shares (as a % of the total share capital of the Company)	12.75%	20.65%	10.96%
	(b) Non-encumbered			
	- Number of shares	45,083,007	29,457,407	45,962,660
	- Percentage of shares (as a % of the total shareholding of the Promoter and Promoter Group)	70.80%	49.44%	74.20%
	- Percentage of shares (as a % of the total share capital of the Company)	30.91%	20.20%	31.52%



Notes :

- (1) The above financial results have been reviewed by the Audit Committee and on their recommendation have been approved by the Board of Directors at its meeting held on August 12, 2011. The statutory auditors have conducted a "Limited Review" of the financial results for the quarter ended June 30, 2011.
- (2) As the Group's business activity primarily falls within a single business and geographical segment, there are no additional disclosures to be provided under Accounting Standard 17 'Segment Reporting', notified pursuant to the Companies (Accounting Standards) Rules, 2006 (as amended).
- (3) Details of number of investor complaints for the quarter ended June 30, 2011:
Beginning - Nil; Received - 1; Responded - 1; Pending - Nil.
- (4) The Group has tax losses during the quarter ended June 30, 2011 and has deferred tax assets of Rs.358 lacs as at June 30, 2011 (March 31, 2011 - Rs.131 lacs). The management is reasonably confident of realization of deferred tax assets based on the future taxable income and ultimate outcome of ongoing and proposed projects.
The statutory auditors have qualified their limited review report as in their opinion, the above does not meet the requirements of virtual certainty under Accounting Standard 22 "Accounting for Taxes on Income", notified pursuant to the Companies (Accounting Standards) Rules, 2006 (as amended). Had such deferred tax assets not been recognised, loss of the Group for the quarter would have been higher by Rs.358 lacs (profit for the year ended March 31, 2011 would have been lower by Rs.131 lacs).
- (5) Advance against property amounting to Rs.2150 lacs as at June 30, 2011 paid to an intermediary party for purchase of land and consequently, the intermediary party entered into an agreement with the landlord for purchase of land. Subsequently, at the request of the Company, the intermediary party assigned its rights and obligations under the agreement with the landlord to the Company. There is no specific confirmation from the landlord in acceptance of the aforesaid assignment. The Company continues to deal with the intermediary party on another project.
The statutory auditors of the Company have emphasised the above matter in their limited review report. Management, based on the advice of the Company's external legal counsel, is reasonably confident of the enforceability of the assignment agreement and has accordingly initiated legal proceedings with respect to refund of the aforesaid amount and is reasonably confident that the legal proceedings would be in the favour of the Company. Accordingly, management is of the view that no adjustments are required to be made to the financial results for the quarter ended June 30, 2011.
- (6) Figures for standalone financial results of the Company for the quarter ended June 30, 2011 are as follows:

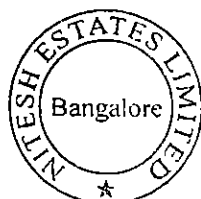
Particulars	Quarter ended 30.06.2011 [Unaudited]	Quarter ended 30.06.2010 [Unaudited]	Previous accounting year ended 31.03.2011 [Audited]
Income			
(a) Net sales/Income from operations	1,228	2,877	9,595
(b) Share in profit of association of persons (Joint venture)	25	64	176
Total	1,253	2,941	9,771
Profit/ (Loss) before tax	(564)	116	290
Profit/ (Loss) after tax	(376)	152	377

The standalone unaudited financial results for the quarter ended June 30, 2011 can be viewed on the Company website www.niteshestates.com and can also be viewed on the website of NSE and BSE.

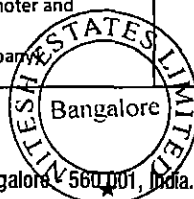
- (7) The figures of the previous year/period have been regrouped/ reclassified, wherever necessary.

For and on behalf of the Board of Directors of
Nitesh Estates Limited

Nitesh Shetty
Chairman and Managing Director
Place: Bengaluru, India
Date: August 12, 2011



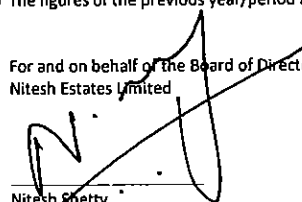
	Particulars	Quarter ended 30. 06. 2011 (Unaudited)	Quarter ended 30. 06. 2010 (Unaudited)	Previous accounting year ended 31. 03. 2011 (Audited)
1	Income			
	(a) Net sales/Income from operations	1,228	2,877	9,595
	(b) Share in profit of association of persons (Joint venture)	25	64	176
	Total	1,253	2,941	9,771
2	Expenditure			
	(a) (Increase)/decrease in inventories	(483)	-	(1,536)
	(b) Land and construction cost	1,518	2,015	8,329
	(c) Cost of purchase of developed property (apartment)	-	305	706
	(d) Employees cost	295	303	1,393
	(e) Depreciation / amortization	44	11	66
	(f) Advertisement and sales promotion expenses	196	29	530
	(g) Other expenditure	182	95	693
	Total	1,752	2,758	10,181
3	Profit/ (Loss) from Operations before Other Income, Interest and Exceptional Items (1-2)	(499)	183	(410)
4	Other Income	1	172	1,068
5	Profit/ (Loss) before Interest and Exceptional Items (3+4)	(498)	355	658
6	Interest	66	239	368
7	Profit/ (Loss) after Interest but before Exceptional Items (5-6)	(564)	116	290
8	Exceptional Items	-	-	-
9	Profit/ (Loss) from Ordinary Activities before tax (7+8)	(564)	116	290
10	Tax expense/ (credit)	(188)	(36)	(87)
11	Net Profit/ (Loss) from Ordinary Activities after tax (9-10)	(376)	152	377
12	Extraordinary Items	-	-	-
13	Net Profit/ (Loss) (11-12)	(376)	152	377
14	Paid-up equity share capital (Face value per equity share Rs.10)	14,583	14,583	14,583
15	Reserves excluding Revaluation Reserves as per balance sheet			31,815
16	Earnings Per Share ('EPS') - (Rs.)			
	(a) Basic EPS	(0.26)	0.14	0.27
	(b) Diluted EPS	(0.26)	0.14	0.27
17	Public shareholding			
	- Number of shares	82,154,426	86,252,703	83,883,659
	- Percentage of shareholding	56.34%	59.15%	57.52%
18	Promoters and Promoter Group Shareholding			
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- (3) Details of number of investor complaints for the quarter ended June 30, 2011:
Beginning - Nil; Received - 1; Responded - 1; Pending - Nil.
- (4) The Company has tax losses during the quarter ended June 30, 2011 and has deferred tax assets of Rs.319 lacs as at June 30, 2011 (March 31, 2011 - Rs.131 lacs). The Company's management is reasonably confident of realization of deferred tax assets based on the future taxable income and ultimate outcome of ongoing and proposed projects.
The statutory auditors of the Company have qualified their limited review report as in their opinion, the above does not meet the requirements of virtual certainty under Accounting Standard 22 "Accounting for Taxes on Income", notified pursuant to the Companies (Accounting Standards) Rules, 2006 (as amended). Had such deferred tax assets not been recognised, loss of the Company for the quarter would have been higher by Rs.319 lacs (profit for the year ended March 31, 2011 would have been lower by Rs.131 lacs).
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The statutory auditors of the Company have emphasised the above matter in their limited review report. Management, based on the advice of the Company's external legal counsel, is reasonably confident of the enforceability of the assignment agreement and has accordingly initiated legal proceedings with respect to refund of the aforesaid amount and is reasonably confident that the legal proceedings would be in the favour of the Company. Accordingly, management is of the view that no adjustments are required to be made to the financial results for the quarter ended June 30, 2011.
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For and on behalf of the Board of Directors of
Nitesh Estates Limited


Nitesh Shetty
Chairman and Managing Director
Place: Bengaluru, India
Date: August 12, 2011

