

10th November 2010

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

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

Dear Sirs

Sub: UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED SEPTEMBER 30, 2010

We hereby enclose our Un-audited Financial Results for the quarter ended September 30, 2010 with Total Revenue of Rs .40.14 Cr (on consolidated basis) and Profit Before Tax of Rs. 4.26 Cr which has been duly approved by the Board of Directors at their meeting held on November 10, 2010, for your records.

Kindly acknowledge receipt.

Thanking you

Yours faithfully
For Nitesh Estates Limited



D. SRINIVASAN
Company Secretary



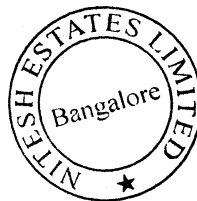
	Particulars	Quarter ended 30. 09. 2010 [Unaudited]	Six months ended 30. 09. 2010 [Unaudited]
1	Income		
	(a) Net sales/income from operations	3,600	7,339
	Total	3,600	7,339
2	Expenditure		
	(a) (Increase)/decrease in inventories	(1,692)	(1,652)
	(b) Land and construction cost	3,675	6,022
	(c) Cost of purchase of developed property (apartment)	401	706
	(d) Employees cost	334	637
	(e) Depreciation / amortization	13	24
	(f) Advertisement and sales promotion expenses	582	638
	(g) Other expenditure	195	296
	Total	3,508	6,671
3	Profit from Operations before Other Income, Interest and Exceptional Items (1-2)	92	668
4	Other Income	414	748
5	Profit before Interest and Exceptional Items (3+4)	506	1,416
6	Interest	80	319
7	Profit after Interest but before Exceptional Items (5-6)	426	1,097
8	Exceptional Items	-	-
9	Profit from Ordinary Activities before tax (7+8)	426	1,097
10	Tax expense	105	255
11	Net Profit from Ordinary Activities after tax (9-10)	321	842
12	Extraordinary Items	-	-
13	(a) Minority Interest	42	78
	(b) Share in loss of associate company	9	18
		51	96
14	Net profit (11-13)	270	746
15	Paid-up equity share capital (Face value per equity share Rs.10)	14,583	14,583
16	Reserves excluding Revaluation Reserves as per balance sheet of previous accounting year		
17	Earnings Per Share (EPS) - (Rs.)		
	(a) Basic EPS	0.19	0.58
	(b) Diluted EPS	0.19	0.58
18	Public shareholding		
	- Number of shares	86,252,703	86,252,703
	- Percentage of shareholding	59.15%	59.15%
19	Promoters and Promoter Group Shareholding		
	(a) Pledged/Encumbered		
	- Number of shares	15,955,781	15,955,781
	- Percentage of shares (as a % of the total shareholding of the Promoter and Promoter Group)	26.78%	26.78%
	- Percentage of shares (as a % of the total share capital of the Company)	10.94%	10.94%
	(b) Non-encumbered		
	- Number of shares	43,623,616	43,623,616
	- Percentage of shares (as a % of the total shareholding of the Promoter and Promoter Group)	73.22%	73.22%
	- Percentage of shares (as a % of the total share capital of the Company)	29.91%	29.91%



Unaudited Standalone financial results for the quarter ended on September 30, 2010

(Rs. in Lacs)

	Particulars	Quarter ended 30. 09. 2010 [Unaudited]	Six months ended 30. 09. 2010 [Unaudited]	Previous accounting year ended 31. 03. 2010 [Audited]
1	Income			
	(a) Net sales/Income from operations	2,462	5,339	6,876
	(b) Share in profit/(loss) of association of persons (Joint venture)	(8)	56	237
	Total	2,454	5,395	7,113
2	Expenditure			
	(a) (Increase)/decrease in inventories	(737)	(737)	274
	(b) Land and construction cost	2,272	4,287	5,592
	(c) Cost of purchase of developed property (apartment)	401	706	500
	(d) Employees cost	334	637	699
	(e) Depreciation / amortization	13	24	54
	(f) Advertisement and sales promotion expenses	272	301	338
	(g) Other expenditure	178	273	485
	Total	2,733	5,491	7,942
3	Profit/ (Loss) from Operations before Other Income, Interest and Exceptional Items (1-2)	(279)	(96)	(829)
4	Other Income	158	330	2,528
5	Profit/ (Loss) before Interest and Exceptional Items (3+4)	(121)	234	1,699
6	Interest	80	319	1,064
7	Profit/ (Loss) after Interest but before Exceptional Items (5-6)	(201)	(85)	635
8	Exceptional Items	-	-	-
9	Profit/ (Loss) from Ordinary Activities before tax (7+8)	(201)	(85)	635
10	Tax expense	(104)	(140)	167
11	Net Profit/ (Loss) from Ordinary Activities after tax (9-10)	(97)	55	468
12	Extraordinary Items	-	-	-
13	Net Profit/ (Loss) (11-12)	(97)	55	468
14	Paid-up equity share capital (Face value per equity share Rs.10)	14,583	14,583	7,083
15	Reserves excluding Revaluation Reserves as per balance sheet of previous accounting year			1,977
16	Earnings/(Loss) Per Share ('EPS') - (Rs.)			
	(a) Basic EPS	(0.07)	0.04	0.68
	(b) Diluted EPS	(0.07)	0.04	0.67
17	Public shareholding			
	- Number of shares	86,252,703	86,252,703	11,252,703
	- Percentage of shareholding	59.15%	59.15%	15.89%
18	Promoters and Promoter Group Shareholding			
	(a) Pledged/Encumbered			
	- Number of shares	15,955,781	15,955,781	30,121,990
	- Percentage of shares (as a % of the total shareholding of the Promoter and Promoter Group)	26.78%	26.78%	50.56%
	- Percentage of shares (as a % of the total share capital of the Company)	10.94%	10.94%	42.52%
	(b) Non-encumbered			
	- Number of shares	43,623,616	43,623,616	29,457,407
	- Percentage of shares (as a % of the total shareholding of the Promoter and Promoter Group)	73.22%	73.22%	49.44%
	- Percentage of shares (as a % of the total share capital of the Company)	29.91%	29.91%	41.59%



Notes :

(1) Statement of assets and liabilities

(Rs. In Lacs)

Particulars	Standalone [Unaudited]	Standalone [Audited]	Consolidated [Unaudited]
	As at 30.09.2010	As at 31.03.2010	As at 30.09.2010
Shareholder's Funds			
(a) Capital	14,583	7,083	14,583
(b) Reserves and Surplus	31,895	1,977	31,759
Minority interest	-	-	129
Loan Funds	2,296	9,852	9,945
Total	48,774	18,912	56,416
Fixed Assets (net)	633	503	6,973
Investments	30,599	6,622	12,417
Deferred tax asset (net)	184	44	184
Current Assets, loans and advances			
(a) Inventories	2,668	1,931	4,448
(b) Sundry Debtors	2,231	2,938	4,372
(c) Cash and bank balances	1,867	187	2,225
(d) Other current assets	1,998	3	1,895
(e) Loans and advances	12,207	11,105	31,353
Less: Current liabilities and provisions			
(a) Liabilities	3,473	4,320	7,003
(b) Provisions	140	101	448
Total	48,774	18,912	56,416

- (2) The above Financial Results have been reviewed by the Audit Committee and on their recommendation have been approved by the Board of Directors at it's meeting held on November 10, 2010. The auditors have conducted a "Limited Review" of the financial results for the quarter ended September 30, 2010.
- (3) The Company made an Initial Public Offering (IPO) of 75,000,000 equity shares of Rs.10/- each for cash at a price of Rs. 54/- per equity share (including a share premium of Rs. 44/- per equity share) aggregating to Rs. 40,500 Lacs. The Company's shares have been listed on Bombay Stock Exchange Limited (BSE) and National Stock Exchange Limited (NSE) on May 13, 2010. Share issue expenses amounting to Rs.3,137 lacs have been adjusted against Securities Premium Account in terms of Section 78 of the Companies Act, 1956.
- (4) As the Company'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'.
- (5) Details of number of investor complaints for the quarter ended September 30, 2010:
Beginning - Nil; Received - 4; Responded - 4; Pending - Nil.
- (6) As at September 30, 2010, the IPO proceeds have been utilised as stated below:

Particulars	(Rs. In Lacs)	
	Objects as per Prospectus	Actual Utilisation
Amount received from IPO:	40,500	
Amounts utilised towards:		
Investment in subsidiaries/associate company	30,344	16,255
Repayment of specified loans	3,569	2,244
Repayment of other loans	-	4,809
Acquisition of specified joint development rights	2,100	300
Acquisition of other joint development rights	-	1,856
Issue related expenditure	2,728	3,137
General corporate purposes	1,759	3,029
	40,500	31,630

Notes:

- a) As on September 30, 2010, unutilised funds in the Company amounting to Rs. 8,870 lacs have been temporarily invested in mutual funds schemes and bank deposits as mentioned in the Prospectus of the Company.
- b) As on September 30, 2010, unutilised funds in the subsidiaries amounting to Rs.8,672 lacs have been invested otherwise in mutual funds schemes and bank deposits.
- c) Pursuant to a special resolution passed at the Annual General Meeting held on September 29, 2010, the Company obtained the approval/ ratification from the members for some deviations in the utilization of the IPO proceeds and delegated the powers to the Board of Directors of the Company to utilize any part of the net proceeds for a purpose or purposes other than those described in the Prospectus of the Company.

- (7) As at September 30, 2010, the Company has an investment of Rs.9,772 lacs (June 30, 2010 – Rs.9,372 lacs) in the equity shares/towards share capital of Nitesh Indiranagar Retail Private Limited ('NIRPL'), a wholly owned subsidiary of the Company. Capital work in progress of NIRPL includes a non-refundable deposit of Rs.3,550 lacs (June 30, 2010 – Rs.3,550 lacs) paid to the landowner under a Memorandum of Understanding ('MOU') and other project specific expenses amounting to Rs.2,789 lacs (June 30, 2010 – Rs.2,728 lacs). Under the terms of the aforesaid MOU, a joint development agreement ('JDA') was to be executed on or before June 30, 2010, failing which the other party is entitled to forfeit the aforesaid nonrefundable deposit and not continue with the joint development arrangement. However, NIRPL and the other party have been and are in active discussions to finalise the terms of the JDA and the Other Party has not forfeited the aforesaid deposit. The statutory auditors of the Company have emphasised the above matter in their limited review report. Management is reasonably confident of NIRPL executing the JDA at the earliest. Accordingly, management is of the view that no adjustments are required to be made to the financial results of the Company as at September 30, 2010 in this regard.



- (8) The Company has tax losses during the six months period ended September 30, 2010 and has recognized deferred tax assets of Rs.104 lacs for the quarter ended September 30, 2010 and Rs.184 lacs as at September 30, 2010. 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 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". Had such deferred tax assets not been recognised, loss of the Company for the quarter would have been higher and profit of the Group for the quarter would have been lower by Rs.184 lacs.

- (9) Since the unaudited financial results and statement of assets and liabilities as of September 30, 2010 is during the first year of financial results to be filed and published by the Company in compliance with Clause 41 of the Listing Agreement, the corresponding figures for the quarter ended September 30, 2010 and half-year ended September 30, 2010 are not applicable, and hence not provided. Similarly, preparation of consolidated financial results for the year ended March 31, 2010 is not required and hence not provided.

- (10) The figures of the previous year 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: November 10, 2010

