



NSL/CS/2023/04

Date: January 23, 2023

To,  
The Department of Corporate Services  
**BSE Limited**  
Phirozee Jeejeebhoy Towers,  
Dalal Street Fort,  
Mumbai- 400 001

**Scrip Code: 542231**

To,  
The Listing Department  
**National Stock Exchange of India Limited**  
Exchange Plaza, C/1, Block G,  
Bandra- Kurla Complex, Bandra(E),  
Mumbai - 400 051

**Scrip Symbol: NILASPACES**

Dear Sir,

**Subject: Outcome of the Board Meeting dated January 23, 2023**

**Ref: Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

This is to submit that the meeting of the Board of Directors of Nila Spaces Limited was held on Monday, January 23, 2023 at the registered office whereat the Board has considered and approved the unaudited Standalone & Consolidated Financial Results for the third quarter ended on December 31, 2022.

Copy of the Unaudited Standalone & Consolidated Financial Results along with the Limited Review Report of the Statutory Auditor are enclosed herewith.

The meeting commenced today at 11:00 a.m. and concluded at 11:50 a.m. which may please be noted.

Thanking you,  
Yours faithfully,  
**For, Nila Spaces Limited**

**Ms. Gopi Dave**  
**Company Secretary**

Encl: a/a

**NILA SPACES LIMITED**

Regd. Office: 1<sup>st</sup> Floor, Sambhaav House, Opp. Chief Justice's Bungalow, Bodakdev, Ahmedabad - 380015  
Phone : 079-40036817, Website: www.nilaspaces.com, Email: secretarial@nilaspaces.com CIN : L45100GJ2000PLC083204

**Statement of Standalone Unaudited Financial Results for the Quarter and Nine months ended 31 December 2022**

| Sr. No | Particulars  | For the Quarter Ended |                   |                  | Nine Months Ended |                  | (₹ in lakhs except EPS) |
|--------|--|-----------------------|-------------------|------------------|-------------------|------------------|-------------------------|
|        |  | 31 December 2022      | 30 September 2022 | 31 December 2021 | 31 December 2022  | 31 December 2021 | Year Ended              |
|        |  | (Unaudited)           | (Unaudited)       | (Unaudited)      | (Unaudited)       | (Unaudited)      | 31 March 2022           |
| 1      | Revenue from operations  | -                     | -                 | 88.09            | 101.08            | 432.92           | 532.70                  |
| 2      | Other income   | 62.96                 | 84.38             | 84.71            | 208.58            | 463.85           | 539.17                  |
| 3      | <b>Total income (1+2)</b>  | 62.96                 | 84.38             | 172.80           | 309.66            | 896.77           | 1,071.87                |
| 4      | <b>Expenses</b>  |                       |                   |                  |                   |                  |                         |
|        | (a) Cost of materials consumed and project expenses  | 1,360.76              | 227.37            | 43.94            | 1,874.67          | 1,330.30         | 1,426.92                |
|        | (b) Changes in inventories of building material, land and work in progress                   | (1,313.06)            | (236.01)          | 48.87            | (1,782.18)        | (927.24)         | (902.38)                |
|        | (c) Employee benefits expenses   | 42.09                 | 25.49             | 36.95            | 87.45             | 115.47           | 144.66                  |
|        | (d) Finance costs  | 0.39                  | 0.02              | 0.02             | 0.42              | 22.80            | 26.54                   |
|        | (e) Depreciation and amortisation expenses   | 2.80                  | 2.88              | 3.51             | 8.54              | 11.72            | 15.33                   |
|        | (f) Advertisement Expense  | 109.44                | 13.41             | 0.82             | 128.84            | 8.18             | 11.49                   |
|        | (g) Other expenses   | 55.17                 | 71.87             | 14.75            | 169.41            | 128.26           | 160.29                  |
|        | <b>Total expenses</b>  | 257.59                | 105.03            | 148.86           | 487.15            | 689.49           | 882.85                  |
| 5      | <b>Profit before tax</b>   | (194.63)              | (20.65)           | 23.94            | (177.49)          | 207.28           | 189.02                  |
| 6      | <b>Tax expense</b>   |                       |                   |                  |                   |                  |                         |
|        | (a) Current tax (net)  | (2.72)                | (3.19)            | 4.00             | -                 | 37.52            | 35.13                   |
|        | (b) Mat credit entitlement   | 2.72                  | (1.76)            | (6.13)           | -                 | 8.84             | 4.21                    |
|        | (c) Short/(excess) provision of income tax for earlier years                                 | 0.83                  | -                 | 2.28             | 0.83              | 2.28             | 2.34                    |
|        | (d) Deferred tax charge / (credit) (net)   | (56.56)               | (2.82)            | 4.37             | (50.24)           | 15.49            | 18.32                   |
|        | <b>Total tax expenses</b>  | (55.73)               | (7.77)            | 4.52             | (49.41)           | 64.13            | 60.00                   |
| 7      | <b>Profit for the period (5-6)</b>   | (138.90)              | (12.88)           | 19.42            | (128.08)          | 143.15           | 129.02                  |
| 8      | <b>Other comprehensive income (net of tax)</b>   |                       |                   |                  |                   |                  |                         |
|        | (a) Items that will not be reclassified subsequently to profit or loss                       | 0.57                  | 0.57              | 0.83             | 1.71              | 2.49             | 2.29                    |
|        | (b) Income tax related to items that will not be reclassified subsequently to profit or loss | (0.16)                | (0.16)            | (0.23)           | (0.48)            | (0.69)           | (0.64)                  |
|        | <b>Total other comprehensive income</b>  | 0.41                  | 0.41              | 0.60             | 1.23              | 1.80             | 1.65                    |
| 9      | <b>Total comprehensive income (7+8)</b>  | (138.49)              | (12.47)           | 20.02            | (126.85)          | 144.95           | 130.67                  |
| 10     | (a) Paid-up equity share capital (face value : ₹1 per share)                                 | 3,938.89              | 3,938.89          | 3,938.89         | 3,938.89          | 3,938.89         | 3,938.89                |
|        | (b) Other equity   |                       |                   |                  |                   |                  |                         |
|        | Earnings per share (face value of ₹1 each) (Not annualised for the quarter)                  |                       |                   |                  |                   |                  | 8,766.26                |
| 11     | (a) Basic (₹)  | (0.04)                | (0.00)            | 0.00             | (0.03)            | 0.04             | 0.03                    |
|        | (b) Diluted (₹)  | (0.04)                | (0.00)            | 0.00             | (0.03)            | 0.04             | 0.03                    |

See accompanying notes to the Standalone Unaudited Financial Results

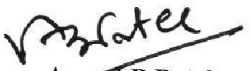
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**Notes**

|   |  |
|---|--|
| 1 | These results has been prepared in accordance with the Ind AS notified under the Companies (Indian Accounting Standard) Rules 2015 as amended from time to time.   |
| 2 | The above Standalone Financial Results have been reviewed by the Audit Committee and subsequently approved by the Board of Directors at their meetings held on 23 January 2023. The statutory auditors of the company have conducted limited review of these financial results in terms of Regulation 33 of SEBI (Listing obligations and disclosure requirements) Regulation, 2015 and have issued limited review report of the same.   |
| 3 | The entire operations of the Company constitute a single segment i.e. " Construction and Development of Building for sale and other Real Estate activities" as per Ind AS 108 " Operating Segments" specified under Section 133 of the Companies Act 2013.   |
| 4 | The Income-Tax Department had carried out a search operation at the Company's various business premises and residential premises of promoters and certain key employees of the company, under Section 132 of the Income-tax Act, 1961 on September 08, 2021. The Company had extended full co-operation to the income-tax officials during the search and provided all the information sought by them. The Company had made the necessary disclosures to the stock exchanges in this regard on September 12, 2021, in accordance with Regulation 30 of the SEBI (LODR) Regulations, 2015 (as amended). As on the date of issuance of these financial results, the Company has not received any formal communication for any demand from the Income-tax department regarding the findings of their investigation / examination except for the notices under section 148 and/or section 143(2) and/or section 142(1) of the Income-tax Act, 1961 for the assessment years 2018-19 and 2019-20 for which the Company has responded/ in the process of responding to the notices. Given the nature and complexity of the matter, the final outcome of which is not ascertainable, the impact (if any) on the results in relation to the matter cannot be determined at present by the management. The statutory auditors have given Emphasis of Matter in their limited review report on standalone financial results for the quarter and nine months ended December 31, 2022. |
| 5 | Figures have been regrouped/rearranged/reclassified whenever necessary.  |

Place : Ahmedabad  
Date : 23 January 2023

By Order of the Board of Directors  
  
Anand B Patel  
Managing Director  
DIN: 07272892





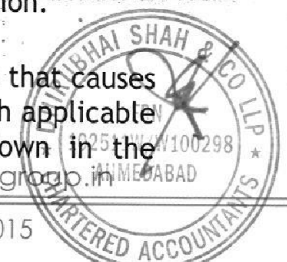
**Limited review report on Interim Unaudited Quarterly Standalone Financial Results and Year to date Results of Nila Spaces Limited pursuant to Regulation 33 of SEBI (Listing Obligations and Disclosures Requirements) Regulation, 2015 (as amended)**

To,  
Board of Directors of  
Nila Spaces Limited

1. We have reviewed the accompanying Statement of interim unaudited standalone financial results ("the statement") of Nila Spaces Limited (the 'Company') for the quarter and nine months ended 31<sup>st</sup> December 2022, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('Listing Regulations'), including relevant circulars issued by the SEBI from time to time.
2. The statement, which is the responsibility of the Company's management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013, read with Rule 3 of Companies (Indian Accounting Standards) Rules, 2015 and SEBI circulars CIR/CFD/FAC/62/2016 dated July 5, 2016 and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.
3. 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 Statement is free of material misstatement. A review of interim financial reporting consists of making inquiries, primarily of persons responsible for financial and accounting matters and applying analytical procedures and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standard on Auditing specified under section 143(10) of the Companies Act, 2013, and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with applicable accounting standards and other recognized accounting practices laid down in the

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aforesaid Indian Accounting Standard (Ind-AS) specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 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.

5. We draw your attention to the Note 4 of the Statement that describes the search operation carried out by the Income Tax department at the Company's business premises and residential premises of the promoters and certain key employees of the Company. As the Company has not received any communication on the findings of the investigation by the Income Tax department till date except for the notices under section 148 and/or section 143(2) and/or section 142(1) of the Income-tax Act, 1961 for the assessment years 2018-19 and 2019-20 for which the Company has responded/ in the process of responding to the notices, the impact and adjustment (if any), relating to this matter on the financial results for the quarter and nine months ended December 31, 2022, is presently not ascertainable. Our conclusion is not modified in respect of this matter.

For Dhirubhai Shah & Co. LLP  
Chartered Accountants  
FRN: 102511W/W100298

  
Parth S. Dadawala  
Partner  
M. No.: 134475  
UDIN: 23134475B6VZ073463



Date: 23.01.2023  
Place: Ahmedabad

**NILA SPACES LIMITED**

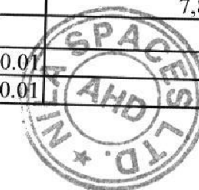
Regd. Office: 1<sup>st</sup> Floor, Sambhav House, Opp. Chief Justice's Bungalow, Bodakdev, Ahmedabad - 380015  
Phone : 079-40036817, Website: www.nilaspaces.com, Email: secretarial@nilaspaces.com CIN : L45100GJ2000PLC083204

**Statement of Consolidated Unaudited Financial Results for the Quarter and Nine months ended 31 December 2022**

| Sr. No | Particulars  | For the Quarter Ended |                   |                  | For the Nine Months Ended |                  | Year Ended     |
|--------|--|-----------------------|-------------------|------------------|---------------------------|------------------|----------------|
|        |  | 31 December 2022      | 30 September 2022 | 31 December 2021 | 31 December 2022          | 31 December 2021 | 31 March 2022  |
|        |  | (Unaudited)           | (Unaudited)       | (Unaudited)      | (Unaudited)               | (Unaudited)      | (Audited)      |
| 1      | Revenue from operations  | -                     | 0.00              | 88.09            | 101.08                    | 432.92           | 532.70         |
| 2      | Other income   | 62.96                 | 84.38             | 69.36            | 208.58                    | 296.53           | 401.29         |
| 3      | <b>Total income (1+2)</b>  | <b>62.96</b>          | <b>84.38</b>      | <b>157.45</b>    | <b>309.66</b>             | <b>729.45</b>    | <b>933.99</b>  |
| 4      | <b>Expenses</b>  |                       |                   |                  |                           |                  |                |
|        | (a) Cost of materials consumed and project expenses  | 1,360.76              | 227.37            | 43.94            | 1874.67                   | 1330.30          | 1,426.92       |
|        | (b) Changes in inventories of building material, land and work in progress                   | (1,313.05)            | (236.01)          | 48.87            | (1,782.18)                | (927.24)         | (902.38)       |
|        | (c) Employee benefits expenses   | 42.09                 | 25.49             | 36.95            | 87.45                     | 115.47           | 144.66         |
|        | (d) Finance costs  | 0.39                  | 0.02              | 0.02             | 0.42                      | 22.80            | 26.54          |
|        | (e) Depreciation and amortisation expenses   | 2.80                  | 2.88              | 3.51             | 8.54                      | 11.72            | 15.33          |
|        | (f) Advertisement Expense  | 109.44                | 13.41             | 0.82             | 128.84                    | 8.18             | 11.49          |
|        | (g) Other expenses   | 55.11                 | 71.68             | 14.75            | 169.10                    | 110.96           | 142.74         |
|        | <b>Total expenses</b>  | <b>257.54</b>         | <b>104.84</b>     | <b>148.86</b>    | <b>486.84</b>             | <b>672.19</b>    | <b>865.30</b>  |
| 5      | <b>Profit before share in profit of Joint venture, associates &amp; tax (3-4)</b>            | <b>(194.58)</b>       | <b>(20.46)</b>    | <b>8.59</b>      | <b>(177.18)</b>           | <b>57.26</b>     | <b>68.69</b>   |
| 6      | <b>Share in profit of joint venture &amp; associates (net of tax)</b>                        | <b>(0.36)</b>         | <b>(1.14)</b>     | <b>(0.39)</b>    | <b>(1.80)</b>             | <b>(1.60)</b>    | <b>(3.85)</b>  |
| 7      | <b>Profit before tax (5+6)</b>   | <b>(194.94)</b>       | <b>(21.60)</b>    | <b>8.20</b>      | <b>(178.98)</b>           | <b>55.66</b>     | <b>64.84</b>   |
| 8      | <b>Tax expense</b>   |                       |                   |                  |                           |                  |                |
|        | (a) Current tax (net)  | (2.72)                | (3.19)            | 1.34             | -                         | 8.97             | 35.13          |
|        | (b) Mat credit entitlement   | 2.72                  | (1.76)            | (7.14)           | -                         | (8.97)           | 4.21           |
|        | (c) Short / (excess) provision of income tax for earlier years                               | 0.83                  | -                 | 2.28             | 0.83                      | 2.28             | 19.30          |
|        | (d) Deferred tax charge / (credit) (net)   | (56.56)               | (2.82)            | 4.37             | (50.24)                   | 15.49            | 18.32          |
|        | <b>Total tax expenses</b>  | <b>(55.73)</b>        | <b>(7.77)</b>     | <b>0.85</b>      | <b>(49.41)</b>            | <b>17.77</b>     | <b>76.96</b>   |
| 9      | <b>Profit for the period (7-8)</b>   | <b>(139.21)</b>       | <b>(13.83)</b>    | <b>7.35</b>      | <b>(129.57)</b>           | <b>37.89</b>     | <b>(12.12)</b> |
| 10     | <b>Other comprehensive income (net of tax)</b>   |                       |                   |                  |                           |                  |                |
|        | (a) Items that will not be reclassified subsequently to profit or loss                       | 0.57                  | 0.57              | 0.83             | 1.71                      | 2.49             | 2.29           |
|        | (b) Income tax related to items that will not be reclassified subsequently to profit or loss | (0.16)                | (0.16)            | (0.23)           | (0.48)                    | (0.69)           | (0.64)         |
|        | <b>Total other comprehensive income</b>  | <b>0.41</b>           | <b>0.41</b>       | <b>0.60</b>      | <b>1.23</b>               | <b>1.80</b>      | <b>1.65</b>    |
| 11     | <b>Total comprehensive income (9+10)</b>   | <b>(138.80)</b>       | <b>(13.42)</b>    | <b>7.95</b>      | <b>(128.34)</b>           | <b>39.69</b>     | <b>(10.47)</b> |
| 12     | (a) Paid-up equity share capital (face value : ₹1 per share)                                 | 3,938.89              | 3,938.89          | 3,938.89         | 3,938.89                  | 3,938.89         | 3,938.89       |
|        | (b) Other equity   |                       |                   |                  |                           |                  |                |
| 13     | Earnings per share (face value : ₹1 per share) (Not annualised for the quarter)              |                       |                   |                  |                           |                  | 7,884.36       |
|        | (a) Basic (₹)  | (0.04)                | (0.00)            | 0.00             | (0.03)                    | 0.01             | (0.00)         |
|        | (b) Diluted (₹)  | (0.04)                | (0.00)            | 0.00             | (0.03)                    | 0.01             | (0.00)         |

See accompanying notes to the Consolidated unaudited Financial Results

*V. Z. Patel*



**Notes**

|   |   |
|---|---|
| 1 | These results has been prepared in accordance with the Ind AS notified under the Companies (Indian Accounting Standard) Rules 2015 as amended from time to time.  |
| 2 | The above Consolidated Financial Results have been reviewed by the Audit Committee and subsequently approved by the Board of Directors at their meetings held on 23 January 2023. The statutory auditors of the company have conducted limited review of these financial results in terms of Regulation 33 of SEBI (Listing obligations and disclosure requirements) Regulation, 2015 and have issued limited review report of the same.  |
| 3 | The entire operations of the Group constitute a single segment i.e. " Construction and Development of Building for sale and other Real Estate activities" as per Ind AS 108 " Operating Segments" specified under Section 133 of the Companies Act 2013.  |
| 4 | The Income-Tax Department had carried out a search operation at the Holding Company's various business premises and residential premises of promoters and certain key employees of the company, under Section 132 of the Income tax Act, 1961 on September 08, 2021. The Company had extended full co-operation to the income-tax officials during the search and provided all the information sought by them. The Company had made the necessary disclosures to the stock exchanges in this regard on September 12, 2021, in accordance with Regulation 30 of the SEBI (LODR) Regulations, 2015 (as amended). As on the date of issuance of these financial results, the Company has not received any formal communication for any demand from the Income-tax department regarding the findings of their investigation / examination except for the notices under section 148 and/or section 143(2) and/or section 142(1) of the Income-tax Act, 1961 for the assessment years 2018-19 and 2019-20for which the Company has responded/ in the process of responding to the notices. Given the nature and complexity of the matter, the final outcome of which is not ascertainable, the impact (if any) on the results in relation to the matter cannot be determined at present by the management. The statutory auditors have given Emphasis of Matter in their limited review report on consolidated financial results for the quarter and nine months ended December 31, 2022. |
| 5 | Figures have been regrouped/rearranged/reclassified whenever necessary  |

Place : Ahmedabad  
Date : 23 January 2023

By Order of the Board of Directors

  
Anand B. Patel  
Managing Director  
DIN: 07272892





**Limited review report on Interim Unaudited Quarterly Consolidated Financial Results And Year to date Results under Regulation 33 of SEBI (Listing Obligations and Disclosures Requirements) Regulation, 2015**

To,

**Board of Directors of  
Nila Spaces Limited**

1. We have reviewed the accompanying Statement of Interim unaudited consolidated financial results ("the Statement") of Nila Spaces Limited ("the Parent"), its joint venture and associate company (together referred to as "the Group"), for the quarter and nine months ended 31<sup>st</sup> December 2022, being submitted by the Parent pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('Listing Regulations') including relevant circulars issued by the SEBI from time to time.
2. This Statement, which is the responsibility of the Parent's management and approved by the Parent's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013, , read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.
3. 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. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing specified under Section 143(10) and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

We also performed procedures in accordance with the SEBI circular CIFICFDICMD114412019 dated 29th March, 2019 issued by SEBI under Regulation 33, (8) of the Listing Regulations, to the extent applicable.





4. The Statement includes the results of the following entities:


| Entity                    | Relationship  |
|---------------------------|---------------|
| Nila Projects LLP         | Joint Venture |
| Megacity Cinemall Pvt Ltd | Associate     |

5. Based on our review conducted and procedures performed as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
6. We draw your attention to the Note 4 of the Statement that describes the search operation carried out by the Income Tax department at the Holding Company's business premises and residential premises of the promoters and certain key employees of the Holding Company. As the Holding Company has not received any communication on the findings of the investigation by the Income Tax department till date except for the notices under section 148 and/or section 143(2) and/or section 142(1) of the Income-tax Act, 1961 for the assessment years 2018-19 and 2019-20 for which the Holding Company has responded/ in the process of responding to the notices, the impact and adjustment (if any), relating to this matter on the financial results for the quarter and nine months ended December 31, 2022, is presently not ascertainable. Our conclusion is not modified in respect of this matter.
7. The Statement includes financial result of a joint venture and an associate company which reflects group's share of net profit / (loss) after tax of Rs (0.36) lakhs and total comprehensive income of Rs. (0.36) lakhs and net profit / (loss) after tax of Rs (1.80) lakhs and total comprehensive income of Rs. (1.80) lakhs for the quarter and nine months ended 31<sup>st</sup> December, 2022 respectively, as considered in the consolidated unaudited financial results, in respect of one associate and one joint venture, based on their interim financial information, which are certified by the management. These financial statements are unaudited and have been certified by the management and our opinion on the statement, in so far it relates to the amount and disclosures in respect of joint venture and associate, is based on solely on such unaudited financial statements. According to the information and explanations given to us by the management, this financial information are not material to the Group.

Our opinion on the consolidated financial results is not modified in respect to our reliance on the financial information certified by the management.

Date: 23.01.2023  
Place: Ahmedabad

For Dhirubhai Shah & Co. LLP  
Chartered Accountants  
FRN: 102511W/W100298

  
Parth S. Dadawala  
Partner  
M. No.: 134475  
UDIN: 23134475B6N70U8225

