

Date: 09th May, 2019

National Stock Exchange of India Limited
Exchange Plaza, 5th Floor,
Plot No. C/1, G Block,
Bandra Kurla Complex,
Bandra (East), Mumbai - 400 051
Fax: 022-26598237/38

Bombay Stock Exchange Limited
Corporate Relationship Department
1st Floor, New Trading Ring,
PJ Towers, Dalal Street,
Fort, Mumbai - 400 001
Fax: 022-22722061/41/39/37

Company Code: CINELINE (NSE) / 532807(BSE)

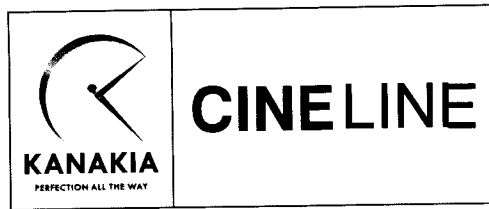
Sub: Submission of Audited Financial Results for the quarter and year ended 31st March, 2019

Dear Sir / Madam,

Pursuant to Regulation 30 and 33 of the SEBI (Listing Obligation & Disclosure Requirements) Regulation, 2015, we wish to inform you that the Board of Director of Cinline India Limited, at its meeting held on 9th May, 2019 at the registered office of the Company, inter alia has considered and approved the following:

1. The Audited Standalone and Consolidated Financial Results of the company for the fourth quarter and financial year ended 31st March, 2019 as recommended by the Audit Committee of the Board of Director of the Company. (Annexed as annexure A).
2. The Auditors Report on Standalone and Consolidated Financial Results of the company for the fourth quarter and financial year ended 31st March, 2019 (Annexed as annexure B & C respectively).
3. Declaration under SEBI circular no. CIR/CFD/CMD/56/2016 dated 27th May, 2016, in respect of issue of Audit Report with unmodified opinion on financial results, for the financial year ended 31st March, 2019 (Annexed as annexure D).
4. Approved the amendment in "Code of Practices and Procedures for Fair Disclosure of Unpublished Price Sensitive Information" pursuant to the requirements of SEBI (Prohibition of Insider Trading) (Amendment) Regulations, 2018 along with Policy for determination of Legitimate Purposes.
5. Approved the amendment in "Policy on Related Party Transactions" in compliance with requirement of Section 188 of the Companies Act, 2013 read with the Rules made there under and Regulation 23 of SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015.

The meeting of Board of Directors commenced at 11.30 A.M. and concluded at 12:45 P.M.



The above is for your information and dissemination to the public at large.

Thanking you,
Yours faithfully,

For Cinline India Limited

Jatin Shah
Company Secretary & Compliance Officer
Membership No. 15844

Place: Mumbai
Encl.: As above

CINELINE INDIA LIMITED
215, Atrium, 10th Floor, J.B. Nagar, Andheri Kurla Road, Andheri East, Mumbai 400093

Statement of audited financial results for the quarter and year ended 31 March 2019

(in ₹ lakhs, except per share data)

Sr.No	Particulars	Standalone					Consolidated
		Quarter ended			Year ended		Year ended
		31 Mar 2019 (Audited)	31 Dec 2018 (Unaudited)	31 Mar 2018 (Audited)	31 Mar 2019 (Audited)	31 Mar 2018 (Audited)	31 Mar 2019 (Audited)
	Revenue						
I	Revenue from operations	586	600	526	2,423	2,226	2,423
II	Other income	247	291	294	1,071	1,009	1,071
III	Total revenue (I + II)	833	891	820	3,494	3,235	3,494
	Expenses						
IV	Operating expenses	121	103	119	429	440	429
	Employee benefits expense	41	42	36	162	141	162
	Finance costs	301	210	179	962	776	962
	Depreciation expense	108	86	89	364	358	364
	Other expenses (Refer Note 4)	71	84	50	224	191	225
	Total expenses (IV)	642	525	473	2,141	1,906	2,142
V	Profit before exceptional item and tax (III - IV)	191	366	347	1,353	1,329	1,352
VI	Exceptional Items	-	-	-	-	-	-
VII	Profit before tax (V-VI)	191	366	347	1,353	1,329	1,352
VIII	Tax expense						
	Current tax	-163	67	94	131	352	131
	Deferred tax	217	33	4	261	18	261
	Short / (Excess) provision for tax of earlier year	-29	-	-96	-25	-96	-25
IX	Profit for the period (VII -VIII)	166	266	345	986	1,055	985
	Profit/(Loss) attributable to Non-Controlling Interest	-	-	-	-	-	-
	Profit/(Loss) attributable to Owners of the parent	-	-	-	-	-	985
X	Other comprehensive income						
	A (i) Items that will not be reclassified to profit or loss	-2	1	2	-0	2	-0
	(ii) Income tax relating to items that will not be reclassified to profit or loss	-	-	-	-	-	-
	Other comprehensive income for the period						
	Other Comprehensive Income/(Loss) attributable to Non-Controlling Interest	-	-	-	-	-	-
	Other Comprehensive Income/(Loss) attributable to Owners of the parent	-	-	-	-	-	-
XI	Total comprehensive income for the period (IX +X)	164	267	347	986	1,057	985
	Total Comprehensive Income/(Loss) attributable to Non-Controlling Interest	-	-	-	-	-	-
	Total Comprehensive Income/(Loss) attributable to Owners of the parent	-	-	-	-	-	985
XII	Paid up equity share capital	1,400	1,400	1,400	1,400	1,400	1,400
XIII	Other equity (excluding revaluation reserve)	-	-	-	10,034	9,050	10,034
XIV	Earnings per equity share of ₹ 5 each						
	Basic and diluted (Not annualised)	0.59	0.95	1.23	3.52	3.77	3.52



Balance Sheet as at 31 March 2019

(in ₹ lakhs)

Particulars	Standalone		Consolidated
	As at		As at
	31 Mar 2019	31 Mar 2018	31 Mar 2019
	Audited	Audited	Audited
ASSETS			
1) Non-current assets			
(a) Property, Plant and Equipment	767	828	767
(b) Investment Property	22,318	7,263	22,318
(c) Financial assets			
(i) Investments	1	-	-
(ii) Loans & Advances	1	10	1
(d) Other non-current assets	91	15,565	91
(e) Non-current tax assets	307	438	307
Sub-total - Non Current Assets	23,485	24,104	23,484
2) Current assets			
(a) Financial Assets			
(i) Trade receivables	277	270	277
(ii) Cash and bank balances	2,213	114	2,214
(iii) Bank balance other than (ii) above	1	1	1
(iv) Loans & Advances	1,739	-	1,739
(v) Other current financial assets	2	215	2
(b) Other current assets	96	42	96
Sub-total -Current Assets	4,328	642	4,329
3) Assets held for sale	1,008	-	1,008
Total Assets	28,821	24,746	28,821
EQUITY AND LIABILITIES			
Equity			
(a) Equity Share capital	1,400	1,400	1,400
(b) Other Equity	10,034	9,050	10,033
Sub-total-Shareholders' Funds	11,434	10,450	11,433
Liabilities			
1) Non-current liabilities			
(a) Financial Liabilities			
(i) Borrowings	15,605	12,426	15,605
(ii) Other non current financial liabilities	567	415	567
(b) Provisions	27	22	27
(c) Deferred tax liabilities (net)	433	347	433
(d) Other non-current liabilities	191	139	191
Sub-total - Non Current Liabilities	16,823	13,349	16,823
2) Current liabilities			
(a) Financial Liabilities			
(i) Trade payables	-	-	-
- Total outstanding dues of Micro Enterprise & Small Enterprise	-	-	-
- Total outstanding dues of Other Creditors	17	73	17
(ii) Other current financial liabilities	308	642	308
(b) Other current liabilities	233	136	234
(c) Provisions	6	5	6
(d) Current Tax Liabilities (Net)	-	91	-
Sub-total -Current Liabilities	564	947	565
Total Equity and Liabilities	28,821	24,746	28,821



Notes to the audited financial results for the quarter and year ended 31 March 2019

- 1 The above results for the quarter and year ended 31 March 2019 were subject to review by Statutory Auditors, recommended by the Audit Committee and approved by the Board of Directors at their meeting held on 09 May 2019
- 2 Considering the nature of operations and the manner in which the chief operating decision maker of the Company reviews the operating results, the Company has concluded that there is only one operating segment as per Ind AS 108 "Operating Segments". Accordingly, no separate disclosures of segment information have been made.
- 3 During the quarter ended 31 March 2019, the company has subscribed to 10,000 Equity shares of Rs.10 each in Transquare Realty Private Limited which is wholly owned subsidiary of the company and accordingly company has first time presented consolidated financials for the year ended 31 March 2019 and hence, comparative figures for the year ended 31 March 2018 are not given.
- 4 Other expenses for the quarter ended 31 December 2018 include Rs.51.49 lakhs, reversal of variable surplus receivable from a tenant
- 5 Figures for the previous period(s) have been regrouped/rearranged wherever necessary.

For Cinline India Limited



Rasesh B. Kanakia
Chairman
DIN: 00015857

Place: Mumbai
Date : 09 May 2019



**Auditor's Report on Quarterly Financial Results and Year to Date Financial Results of Cinline India Limited Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

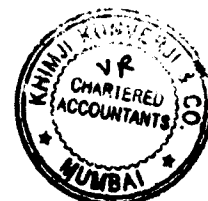
To
The Board of Directors
CINELINE INDIA LIMITED

INTRODUCTION

- 1 We have audited the accompanying Statement of Standalone Financial Results ('the Statement') of Cinline India Limited ('the Company') for the quarter and year ended March 31, 2019, for submission by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. Attention is drawn to the fact that the figures for the last quarter ended 31 March 2019 and the corresponding quarter ended in the previous year as reported in these standalone annual financial results are the balancing figures between audited figures in respect of the full financial year and the published year to date figures upto the end of the third quarter of the relevant financial year, which were subjected to limited review.
- 2 This Statement, which is the responsibility of the Company's Management and approved by its Board of Directors, has been prepared in accordance with the Indian Accounting Standards prescribed under Section 133 of the Companies Act, 2013 read with Rule 3 of Companies (Indian Accounting Standards Rules), 2015 ('Ind AS') and other accounting principles generally accepted in India. Our responsibility is to express an opinion on the Statement.

SCOPE

- 3 We conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the Statement is free from material misstatement. An audit includes examining, on test basis, evidence supporting the amounts disclosed as financial results.
- 4 An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the Statement. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Statement, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation and fair presentation of the Statement in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Management, as well as evaluating the overall presentation of the Statement. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.





OPINION

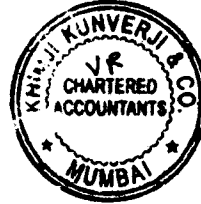
- 5 In our opinion and to the best of our information and according to the explanations given to us, the Statement is presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and gives true and fair view in conformity with the Indian Accounting Standards and other accounting principles generally accepted in India of the net profit, other comprehensive income and other financial information of the Company contained in the Statement for the quarter and year ended March 31, 2019.

OTHER MATTER

- 6 The numbers and details pertaining to Quarter and Year ended March 31, 2018 and notes related thereto in the Statement have been traced from the audit reports of Walker Chandio & Co LLP, Chartered Accountants ('the erstwhile auditors') vide their unmodified report dated May 28, 2018.

For Khimji Kunverji & Co
Chartered Accountants
Firm's Registration No: 105146W

Hasmukh B Dedhia
Partner
Membership No: 033494



Place: Mumbai
May 09, 2019



Auditor's Report on Quarterly Financial Results and Year to Date Financial Results of Cinline India Limited Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

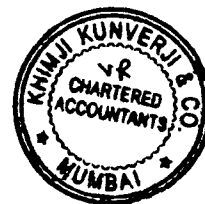
To
The Board of Directors
CINELINE INDIA LIMITED

INTRODUCTION

- 1 We have audited the accompanying Statement of Consolidated Financial Results ('the Statement') of Cinline India Limited ('the Company') and its Subsidiary (the Company and its Subsidiary together referred to as 'Group') for the quarter and year ended March 31, 2019, for submission by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
- 2 This Statement, which is the responsibility of the Company's Management and approved by its Board of Directors, has been prepared in accordance with the Indian Accounting Standards prescribed under Section 133 of the Companies Act, 2013 read with Rule 3 of Companies (Indian Accounting Standards Rules), 2015 ('Ind AS') and other accounting principles generally accepted in India. Our responsibility is to express an opinion on the Statement.

SCOPE

- 3 We conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the Statement is free from material misstatement. An audit includes examining, on test basis, evidence supporting the amounts disclosed as financial results.
- 4 An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the Statement. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Statement, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation and fair presentation of the Statement in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Management, as well as evaluating the overall presentation of the Statement. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.





OPINION

- 5 In our opinion and to the best of our information and according to the explanations given to us, the Statement is presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and gives true and fair view in conformity with the Indian Accounting Standards and other accounting principles generally accepted in India of the consolidated net profit, other comprehensive income and other financial information of the Group contained in the Statement for the year ended March 31, 2019.

OTHER MATTER

- 6 The numbers and details pertaining to Year ended March 31, 2018 and notes related thereto in the Statement have been traced from the audit reports of Walker Chandiok & Co LLP, Chartered Accountants ('the erstwhile auditors') vide their unmodified report dated May 28, 2018.

For Khimji Kunverji & Co

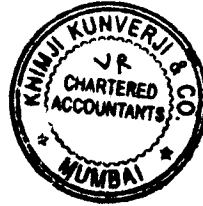
Chartered Accountants

Firm's Registration No: 105146W

Hasmukh B Dedhia

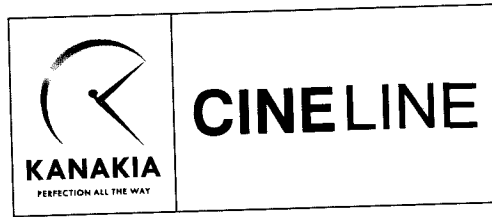
Partner

Membership No: 033494



Place: Mumbai

May 09, 2019



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Company Code: CINELINE (NSE) / 532807(BSE)

Sub: Declaration pursuant to Regulation 33 (3) (d) as amended by the SEBI (Listing Obligation & Disclosure Requirements) Regulation (Amendment) Regulation, 2016.

Dear Sir,

We hereby declare that the Statutory Auditors, Messrs Khimji Kunverji & Co, Chartered Accountants (ICAI Firm Registration No. 105146W) have issued an Unmodified Audit Report on Standalone and Consolidated Financial Statements of the Company for the fourth quarter and year ended March 31, 2019.

The declaration is issued in compliance of Regulation 33 (3) (d) as amended by the SEBI (Listing Obligation & Disclosure Requirements) Regulation, 2015 as amended.

This is for your information and record.

Kindly acknowledge the same.

Yours truly,
For Cinline India Limited

Jatin Shah
Company Secretary

Place: Mumbai
Date: 09.05.2019