



S. VISHNU & CO.,

Chartered Accountants

Flat # 23, Swagatham Apartments, 1st Floor, Door # 16/23, Shenoy Road, Nungambakkam, Chennai-600 034.
Phone : 42138297 Fax : 28235297 E-mail : svishnuandco@gmail.com

REVIEW REPORT TO EPSOM PROPERTIES LIMITED

**LIMITED REVIEW REPORT FOR THE QUARTER ENDED 31ST DECEMBER 2017 PURSUANT
TO THE REGULATION 33 OF THE SEBI (LISTING OBLIGATIONS AND DISCLOSURE
REQUIREMENTS) REGULATION, 2015**

We have reviewed the accompanying statement of unaudited financial results of **EPSOM PROPERTIES LIMITED** for the period ended 31st December 2017 except for the disclosures regarding 'Public shareholding' and "promoter and promoter group shareholding" which have been traced from disclosures made by the Management and has been audited by us.

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 in accordance with the Standard on review engagement (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 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 accounting practices and policies 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.

For **S. VISHNU & CO.**
Chartered Accountants
FRN 005179S


(**S. VISHNU**)
Partner

Membership No. 026131



Place : Chennai
Date : 14-02-2018

UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED DECEMBER 31, 2017

Particulars	3 Months ended 31.12.2017	Preceding 3 Months ended 30.09.2017	Corresponding 3 Months ended in the previous year	Year to date figures for current period ended	Year to date figures for previous period ended	(Rs. in Lakhs) Previous Year ended
	UnAudited	UnAudited	Audited	UnAudited	Audited	Audited
1. Income from Operations						
a. Revenue from operations	0.00	0.00	0.00	0.00	0.00	0.00
b. Other Operating Income	0.00	0.00	0.00	0.00	0.00	0.00
2. Other Income	0.29	0.38	0.53	1.06	1.77	2.23
3. Total Income (net) (1+2)	0.29	0.38	0.53	1.06	1.77	2.23
4. Expenses						
a. Cost of materials consumed	0.00	0.00	0.00	0.00	0.00	0.00
b. Purchases of stock - In-trade	0.00	0.00	0.00	0.00	0.00	0.00
c. Changes in inventories of finished goods, work in progress and stock in trade	0.00	0.00	0.00	0.00	0.00	0.00
d. Employee benefits expense	0.36	0.30	0.67	0.96	1.45	1.61
e. Depreciation and amortisation expense	0.00	0.00	0.00	0.00	0.00	0.01
f. Finance Cost	0.00	0.00	0.00	0.00	0.00	0.00
g. Other expenditure	2.53	3.29	4.86	10.94	12.04	14.53
Total Expenses (4)	2.89	3.59	5.53	11.90	13.49	16.15
5. Profit from ordinary activities before Exceptional items & tax (3-4)	(2.61)	(3.21)	(5.00)	(10.84)	(11.72)	(13.82)
6a. Exceptional Items	0.00	0.00	0.00	0.00	0.00	0.00
6b. Prior Period Income(+)/(-)Expenditure	0.00	0.00	0.00	0.00	0.00	0.00
7. Profit from ordinary activities before tax (5-6)	(2.61)	(3.21)	(5.00)	(10.84)	(11.72)	(13.82)
8. Tax Expense						
- Current tax	0.00	0.00	0.00	0.00	0.00	0.00
- Deferred tax	0.00	0.00	0.00	0.00	0.00	0.00
9. Profit from ordinary activities after tax (7-8)	(2.61)	(3.21)	(5.00)	(10.84)	(11.72)	(13.82)
10. Other Comprehensive Income						
a) Items that will not be reclassified to profit or loss	0.00	0.00	0.00	0.00	0.00	0.00
i) Income Tax relating to items that will not be reclassified to profit or loss	0.00	0.00	0.00	0.00	0.00	0.00
b) Items that will be reclassified to profit or loss	0.00	0.00	0.00	0.00	0.00	0.00
ii) Income Tax relating to items that will be reclassified to profit or loss	0.00	0.00	0.00	0.00	0.00	0.00
Total other Comprehensive Income for the period	0.00	0.00	0.00	0.00	0.00	0.00
11. Total Comprehensive Income for the period (9-10)	(2.61)	(3.21)	(5.00)	(10.84)	(11.72)	(13.82)
12. No. of equity Shares (Face Value RS. 10 each)	74,528	74,528	74,528	74,528	74,528	74,528
13. Earnings Per Share (EPS)	(0.04)	(0.04)	(0.07)	(0.15)	(0.16)	(0.19)
Basic and diluted EPS	(0.04)	(0.04)	(0.07)	(0.15)	(0.16)	(0.19)





STATEMENT OF ASSETS AND LIABILITIES (Rs.In. Lakhs)			
Particulars	Year ended UnAudited	Year ended Audited	
A. EQUITY & LIABILITIES	31.12.2017	31.03.2017	
1. SHAREHOLDERS' FUNDS:			
(a) Share Capital	745.28	745.28	
(b) Reserves and Surplus	(725.93)	(715.07)	
Sub Total Shareholders Fund	19.35	30.21	
2. NON-CURRENT LIABILITIES			
(a) Long term Borrowings	0.00	0.00	
(b) Long term provisions	0.00	0.00	
(c) Other non Current Liabilities	0.00	0.00	
(d) Deferred Tax Liabilities(net)	0.00	0.00	
Sub Total Non-Current liabilities	0.00	0.00	
3. CURRENT LIABILITIES			
(a) Short term borrowings	0.00	0.00	
(b) Trade Payables	2.21	0.00	
(c) Other Current Liabilities	2.00	3.76	
(d) Short term Provisions			
Sub Total Current liabilities	4.21	3.76	
TOTAL	23.56	33.97	
B. ASSETS			
1. NON-CURRENT ASSETS			
(a) FIXED ASSETS			
i) Tangible Assets	0.068	0.07	
ii) Intangible Assets	0.00	0.00	
iii) Capital Work-in Progress	0.00	0.00	
Sub Total Non-Current Assets	0.07	0.07	
(b) NON CURRENT INVESTMENTS	3.34	3.34	
(c) LONG TERM LOANS & ADVANCES	0.00	0.00	
(d) Other non current assets	0.00	0.00	
Sub Total Non current assets	3.34	3.34	
2. CURRENT ASSETS			
(a) Inventories	0.00	0.00	
(b) Trade Receivables	0.00	0.00	
(c) Cash and cash equivalent	20.05	30.22	
(d) Short term loans & advances	0.00	0.11	
(e) Other current assets	0.10	0.23	
sub total Current Assets	20.15	30.56	
TOTAL ASSETS	23.56	33.97	

1. The above unaudited financial results have been reviewed by the Audit Committee and approved by the Board of Directors of the Company at their Meetings held on 14th February, 2018, carried out 'Limited Review' of the above results.

2. This unaudited Financial Results have been prepared in accordance with the Companies (Indian Accounting Standards) Rules, 2015 (Ind AS) prescribed under Sec 133 of Companies Act, 2013 recognised accounting practices and policies to the extent applicable. Beginning April 01, 2017, the Company has for the first time adopted Ind AS.

3. The Company is engaged in the business of 'Property developers and therefore has only one reportable segment in accordance with IND AS 108 'operating Segments'.

4. The above results do not include Ind AS compliant results for the preceding quarter and previous year ended March 31, 2017 as the same is not mandatory as per SEBI's circular dated

5. Figures for the previous periods have been regrouped and reclassified to confirm to the classification of the current period, wherever necessary.

6. There are no exceptional / extraordinary items during the quarter ended December 31, 2017.

7. The reconciliation of net profit or loss reported in accordance with Indian GAAP to total comprehensive income in accordance with Ind AS is given below:

Description	Quarter ended December 31, 2017	Quarter ended December 31, 2016
Net profit/(loss) as per previous GAAP	(2.61)	(11.72)
Add/(less): Ind AS adjustments	0.00	0.00
Net profit/(loss) as per Ind AS	(2.61)	(11.72)
Other Comprehensive Income	0.00	0.00
Total Comprehensive Income for the period	(2.61)	(11.72)

This reconciliation statement has been provided in accordance with circular CIR/CFD/FAC/62/2016 issued by SEBI dated July 5, 2016 on account of implementation of Ind AS by listed companies.

Date: 14.02.2018
Place: Chennai



For Epsilon Properties Limited

Calvin
Managing Director
DIN: 00809776