

# STERLING GREENWOODS LIMITED

Sunrise Centre, Indraprasth Towers, Drive-in Cinema Road, Ahmedabad-380 054, India.  
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Corporate Identity Number : L51100GJ1992PLCO17646

## STATEMENT OF STANDALONE & CONSOLIDATED UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED AND 9 MONTH ENDED 31ST DECEMBER, 2020 (Rs. In Lakh except Per share data)

Sr. No.	Particulars	STANDALONE						CONSOLIDATED								
		Quarter ended			9 Month ended			Quarter ended			9 Month ended			Year ended		
		31-12-2020 (Unaudited)	30-09-2020 (Unaudited)	31-12-2019 (Unaudited)	31-12-2020 (Unaudited)	31-12-2019 (Unaudited)	31-03-2020 (AUDITED)	31-12-2020 (Unaudited)	30-09-2020 (Unaudited)	31-12-2019 (Unaudited)	31-12-2020 (Unaudited)	31-12-2019 (Unaudited)	31-03-2020 (AUDITED)			
1	Income from Operations															
	(a) Net Sales/Income from	44.67	81.79	59.28	175.70	217.92	284.00	44.67	81.79	59.28	175.70	217.92	284.00			
	(b) Other operating income	11.94	6.57	8.17	23.98	24.66	35.21	11.94	6.57	8.17	23.98	24.66	35.21			
	Total Income from operations	<b>56.61</b>	<b>88.36</b>	<b>67.45</b>	<b>199.68</b>	<b>242.58</b>	<b>319.21</b>	<b>56.61</b>	<b>88.36</b>	<b>67.45</b>	<b>199.68</b>	<b>242.58</b>	<b>319.21</b>			
2	Expenses	Nil			Nil											
	(a) Cost of material and Land	5.51	1.45	13.76	8.42	34.78	43.34	5.51	1.45	13.76	8.42	34.78	43.34			
	(b) Purchase of stock-in-trade	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil			
	(c) Scheme development expenses	0.78	0.57	0.84	1.47	2.33	3.08	0.78	0.57	0.84	1.47	2.33	3.08			
	(d) Changes in inventories of finished goods, work-in-progress	0.15	0.64	Nil	1.23	Nil	0.61	0.15	0.64	Nil	1.23	Nil	0.61			
	(e) Employee benefit Expenses	19.61	14.82	39.08	47.02	105.24	140.04	19.63	14.86	39.08	47.08	105.24	140.16			
	(f) Finance Costs	26.54	27.16	20.07	80.80	70.00	102.92	26.54	27.16	20.07	80.80	70.00	102.93			
	(g) Depreciation and amortisation	11.67	11.67	16.64	35.01	49.92	46.68	11.67	11.67	16.64	35.01	49.92	46.68			
	(h) Other expenses	25.93	19.65	34.21	58.68	112.98	142.01	25.96	19.67	34.21	58.77	113.36	143.35			
	Total Expenses	90.19	75.96	124.60	232.63	375.25	478.68	90.24	76.02	124.60	232.78	375.63	480.15			
3	Profit / (Loss) before exceptional items extraordinary items and tax (1-2)	(33.58)	12.40	(57.15)	(32.95)	(132.67)	(159.47)	(33.63)	12.34	(57.15)	(33.10)	(133.05)	(160.94)			
4	Exceptional items	0.03	Nil	Nil	(2.50)	Nil	Nil	0.03	Nil	Nil	(2.50)	Nil	Nil			
5	Profit / (Loss) before extraordinary items and tax (3-4)	(33.55)	12.40	(57.15)	(35.45)	(132.67)	(159.47)	(33.60)	12.34	(57.15)	(35.60)	(133.05)	(160.94)			
6	Extraordinary Item (net of tax)	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil			
7	Profit / (Loss) before tax (5-6)	(33.55)	12.40	(57.15)	(35.45)	(132.67)	(159.47)	(33.60)	12.34	(57.15)	(35.60)	(133.05)	(160.94)			
8	Tax expense															
	Prior Period Tax	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil			
	Current Tax	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil			
	Mat Credit Entitlement	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil			
	Deferred Tax	Nil	Nil	Nil	Nil	Nil	43.33	Nil	Nil	Nil	Nil	Nil	43.33			
9	Profit / (Loss) for the period from continuing operations (7-8)	(33.55)	12.40	(57.15)	(35.45)	(132.67)	(116.14)	(33.60)	12.34	(57.15)	(35.60)	(133.05)	(117.61)			
10	Profit / (Loss) from discontinuing operations Before tax	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil			
11	Tax expense of discontinuing	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil			
12	Profit / (Loss) from discontinuing operations after tax (10-11)	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil			
13	Profit/(Loss) before minority	(33.55)	12.40	(57.15)	(35.45)	(132.67)	(116.14)	(33.60)	12.34	(57.15)	(35.60)	(133.05)	(117.61)			
14	Share Profit / (Loss) of Associates	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil			
15	Minority Interest #	Nil	Nil	Nil	Nil	Nil	Nil	(0.01)	(0.01)	Nil	Nil	(0.02)	(0.07)			
16	Profit/(Loss) for the period (13-14-15)	-33.55	12.40	-57.15	-35.45	-132.67	-116.14	-33.59	12.35	-57.15	-35.60	-133.03	-117.54			
17	Net Profit from continuing operations for the period attributable to :															
	(a) Shareholders of the company	-33.55	12.40	-57.15	-35.45	-132.67	-116.14	-33.59	12.35	-57.15	-35.60	-133.03	-117.54			
	(b) Non controlling interests	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil			
18	Other Comprehensive Income/(Expenses) (OCI) Items that will not be reclassified to profit or loss in subsequent periods	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil			
	Other Comprehensive Income/(Expenses)	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil			
19	Total Comprehensive income for the period	-33.55	12.40	-57.15	-35.45	-132.67	-116.14	-33.59	12.35	-57.15	-35.60	-133.03	-117.54			
20	Paid-up equity share capital (Face value of ` 10 each)	423.96	423.96	423.96	423.96	423.96	423.96	423.96	423.96	423.96	423.96	423.96	423.96			
21.i	Earnings Per Share (before extraordinary items) (of ` 10/- each) (not annualised)															
	Basic & Diluted	(0.79)	0.29	(1.35)	(0.84)	(3.13)	(2.74)	(0.79)	0.29	(1.35)	(0.84)	(3.14)	(2.77)			
21.ii	Earnings Per Share (After extraordinary items) (of ` 10/- each)															
	Basic & Diluted	(0.79)	0.29	(1.35)	(0.84)	(3.13)	(2.74)	(0.79)	0.29	(1.35)	(0.84)	(3.14)	(2.77)			

# applicable in the case of consolidated results



*[Handwritten signature]*

# STERLING GREENWOODS LIMITED

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**Notes:-**

- 1 The Above Standalone & Consolidated Unaudited Financial Results have been reviewed by the Audit committee and approved by the Board of Directors of the Company at their respective meetings held on 13.02.2021.
- 2 The standalone & Consolidated financial results for the quarter and 9 Month year ended 31st December,2020 have been reviewed by the statutory auditors of the Company.
- 3 The Company has mainly two segment ,Real estate And Resorts & club Membership, as required as per IndAS 108 , the company has furnish segment wise Revenue Result and Capital employed as required as per annexed.The Company has only domestic operation hence no geographicalsegment is given
- 4 The Company has adopted Ind AS 116 'Leases' effective 1st April,2019 and applied the standard to the existing lease contracts. There may not be any material impact on the standalone financial statement.
- 5 The Outbreak of Coronavirus (COVID-19) pandemic globally and in India causes significant disturbance and slowdown economic activity. Operational activities undertaken by the Company were temporarily suspended during nationwide lockdown. Business operations are being resumed in line with directives of the authorities. The Company has considered internal and external source of the information up to the date of approval of the standalone financial results , in assessing the recoverability of its assets, liquidity, financial position and operation of the Company . The management has performed sensitivity analysis on the assumptions used and based on current indicators of future economic conditions. The management expects to recover the carrying amount of its assets as on 31st December,2020.The impact of COVID-19 may be different from that estimated on the date of approval of these financial statements. Such changes, if any, will be prospectively recognized. The management will continue to closely monitor amount of material changes to future economic conditions. Considering the uncertainty involved in estimating the impact of this pandemic, the future impact of this pandemic may be different from those estimated as on the date of approval of this standalone financial results. The uncertainty relating to improvement in economic activities in the real estate sector and resort & club membership sector may have an impact to the Company's operation in future. The results for the quarter are not comparable with those of previous quarters for the reason stated earlier.
- 6 (a) The Company is in receipt of letter dt.15.06.18 from BSE and subsequently email communication dated 06.08.2018 from SEBI alongwith encloser of letter from anonymous person asking clarification on Transfer of substantial Companies Projects/Land parcels/ assets in FY 2009-10. The Company had appointed an independent professional to investigate the subject matter. The company is in receipt of scrutiny report of D. Shah & Associates Chartered Accountants on 02/11/2018 and this was placed before Audit committee and subsequently Board meeting. It was discussed and approved by the Board to study the impact on financial and/or any other subject matter. Thereafter, the Board of Directors of the Company at its meeting held on 14th December, 2018, inter alia, unanimously decided to engage legal and other professionals to discuss the scrutiny report dated 31st October, 2018 and to take / initiate all necessary steps/legal actions.We have been informed that the Company has filed civil suit no.21 of 2019 in the court of civil judge (S.D.) at Sanand on 18/04/2019 and another civil suit no.32 of 2019 in the court of civil judge (S.D.) at Kalol on 26/04/2019 ,against Paksh Developers Private Limited and against then Directors namely Mrs.Meeta Mathur, Mr.Ankit Mathur,,Mr.Kunal Mathur and Mr.Anurag D.Agrawal. Since the matter are subjudicial and in absence of any final judgement, we are unable to disclose, the effect ,if any, on financial statement and/or in any other matter.  
 (b) In respect of matters ongoing NCLT and other court cases against Management and/or Company, since the matters are still Subjudice, we are unable to opine in respect of Financial or other impact thereon ,if any.  
 (c) As per information and explanation, the Company has lodge FIR on 06/11/2019 against Company's Resort Manager, Mr. Kishan P. Somani for mis- appropriation/siphoning of company's collection (fund) from various customer, amounting Rs. 16.85 lakhs. On completion of event/function said amount has been accounted and debited to Mr. K. P.Somani. Recoverable year end outstanding balance is of Rs.17.55 Lakhs (Privious Qquarter Rs.16.36)
- 7 The Figures pertaining to previous periods have been regrouped, reclassified and restated wherever necessary.

Segmentwise Revenue, Results and capital employed along with the quarterly/ 9 month Year ended results												
Particulars	STANDALONE						CONSOLIDATED					
	Quarter ended		31-12-2019	9 Month ended		Year ended	Quarter ended			9 Month ended		Year ended
	31-12-2020	30-09-2020		31-12-2020	31-12-2019		31-03-2020	31-12-2020	30-09-2020	31-12-2019	31-12-2020	
Segment Revenue												
Real Estate Business	17.42	77.27	8.17	147.81	102.74	109.23	17.42	77.27	8.17	147.82	102.74	109.23
Resort Business	39.19	11.09	59.28	51.87	139.84	209.98	39.19	11.09	59.28	51.86	139.84	209.98
Total	56.61	88.36	67.45	199.68	242.58	319.21	56.61	88.36	67.45	199.68	242.58	319.21
Less: Intersegment Revenue	0	0	0	0	0	0	0	0	0	0	0	0
Net Sales/Income from Operations	56.61	88.36	67.45	199.68	242.58	319.21	56.61	88.36	67.45	199.68	242.58	319.21
Segment Result												
Profit/(Loss) before tax and interest from segment												
Real Estate Business	-3.48	55.69	-21.07	90.61	11.36	-5.74	-3.53	55.63	-21.07	90.46	11.00	-7.20
Resort Business	-3.53	-16.13	-16.01	-45.26	-74.03	-50.81	-3.53	-16.13	-16.01	-45.26	-74.03	-50.81
Total	-7.01	39.56	-37.08	45.35	-62.67	-56.55	-7.06	39.50	-37.08	45.20	-63.03	-58.01
Less: i. Interest (Net)	26.54	27.16	20.07	80.80	70.00	102.92	26.54	27.16	20.07	80.80	70.00	102.93
ii. Other Un allocable Expenditure net off	0	0	0	0	0	0	0	0	0	0	0	0
iii. Unallocable Income												
Total Profit/(Loss) Before Tax	-33.55	12.40	-57.15	-35.45	-132.67	-159.47	-33.60	12.34	-57.15	-35.60	-133.03	-160.94
Capital Employed (Unallocated)	1764.75	1798.30	1827.00	1764.75	1827.00	1800.20	1758.91	1792.51	1822.40	1758.89	1822.40	1794.49
Total	1764.75	1798.30	1827.00	1764.75	1827.00	1800.20	1758.91	1792.51	1822.40	1758.89	1822.40	1794.49

**NOTES**

(1). THE ABOVE RESULTS ARE AS PER AS-108 SEGMENTAL REPORTING AND HAVE BEEN REVIEWED BY THE AUDIT COMMITTEE AND APPROVED BY THE BOARD OF DIRECTORS OF THE COMPANY AT THEIR MEETING HELD ON 13TH , FEBRUARY, 2021

For, Sterling Greenwood's Limited

*(Signature)*  
 Managing Director



Place : Ahmedabad  
 Date : 13.02.2021



**LIMITED REVIEW REPORT OF INDEPENDENT AUDITORS ON STANDALONE  
UNAUDITED FINANCIAL RESULTS**

To Board of Directors  
**Sterling Greenwoods Limited**

1. We have reviewed the Standalone unaudited financial results of **Sterling Greenwoods Limited** (“the Company”) for **quarter and nine months ended on 31st December, 2020** which are included in the accompanying Statement’ has been prepared by the Company pursuant to the Regulation 33 of SEBI (the Listing Obligation and Disclosure Requirements) Regulation, 2015 (the Listing Regulation, 2015) which has been initialed by us for identification purpose. 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.
2. We conducted our review of the Statement 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 provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
3. 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 Indian accounting standards (Ind-AS) and other recognized 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.
4. We draw attention to the following matters:
  - a. We draw attention to Note 5 of the Statement, which describes the management assessment of uncertainties related to COVID-19 and its consequential impact including the recoverability of assets and operations of the Company.



- b. The Company is in receipt of letter dt.15.06.18 from BSE and subsequently email communication dated 06.08.2018 from SEBI alongwithencloser of letter from anonymous person asking clarification on Transfer of substantial Companies Projects/Land parcels/ assets in FY 2009-10. The Company had appointed an independent professional to inquire in the subject matter.The Company is in receipt of Scrutiny Report of D.Shah & Associates, Chartered Accountants on 02/11/2018, and this was placed before Audit Committee and Board meeting. It was discussed and approved by the Board to study the impact on financial and/or any other subject matter. Thereafter, the Board of Directors of the Company at its meeting held on 14<sup>th</sup> December, 2018, inter alia, unanimously decided to engage legal and other professionals to discuss the scrutiny report dated 31<sup>st</sup> October, 2018 and to take / initiate all necessary steps/legal actions. We have been informed that the Company has filed civil suit no.21 of 2019 in the court of civil judge (S.D.) at Sanand on 18/04/2019 and another civil suit no.32 of 2019 in the court of civil judge ( S.D.) at Kalol on 26/04/2019 ,against Paksh Developers Private Limited and against then Directors namely Mrs.MeetaMathur, Mr.AnkitMathur,,Mr.KunalMathur and Mr.AnuragD.Agrawal. Since the matter are subjudice and in absence of any final judgment, we are unable to disclose, the effect ,if any, on financial statement and/or in any other matter.
- c. In respect of ongoing NCLT and other Court cases against the Management and/or Company, since the matters are yet not resolved and are subjudice, we are unable to opine in respect of Financial or other impact there on, if any.
- d. As per information and explanation, the Company has lodged FIR on 06/11/2019 against Company's Resort Manager, Mr. KishanP.Somani for mis-appropriation/siphoning of Company's collection(fund) from various customers, amounting Rs. 16.85 lakhs. On completion of event/function said amount has been accounted and debited to Mr. K. P.Somani. Recoverable period end outstanding balance is of Rs.17.55 Lakhs (Previous Quarter Rs. 16.36 lakhs).
- e. We have not reviewed the accompanying unaudited financial results for the comparative period as of and for the quarter and nine months ended December, 2019 which have been presented solely based on information compiled by the management.

Our conclusion is not qualified in respect of these matters.

**PLACE: AHMEDABAD**  
**DATE: 13<sup>th</sup>February,2021**



**FOR, KEYUR BAVISHI & CO.**  
**CHARTERED ACCOUNTANTS**  
**FRN: 131191W**

*Keyur Bawshi*

**PROPRIETOR**  
**CA KEYUR D. BAVISHI**  
**M. NO.: 136571**

**UDIN: 21136571AAAABV9606**



**LIMITED REVIEW REPORT OF INDEPENDENT AUDITORS ON CONSOLIDATED  
UNAUDITED RESULTS**

To Board of Directors  
**Sterling Greenwoods Limited**

1. We have reviewed the Consolidated Unaudited financial results of **Sterling Greenwoods Limited** (“the Holding Company”) and its Subsidiary (Holding Company and its subsidiary together referred to as “the Group”) for **quarter and nine months ended on 31<sup>st</sup> December, 2020** which are included in the accompanying Statement’ has been prepared by the Company pursuant to the Regulation 33 of SEBI (the Listing Obligation and Disclosure Requirements) Regulation, 2015 (the Listing Regulation, 2015) which has been initialed by us for identification purpose. The 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.
2. The Statement includes the results of the following Subsidiary entity
  - a. Sterling Resort Private Limited
3. We conducted our review of the Statement 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 provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
4. The accompanying Statement includes interim financial results and other information of 1 subsidiary which reflects total revenues Rs.NIL and total expenditure Rs.5,640/- for the quarter ended 31<sup>st</sup> December, 2020 which have been reviewed by us.
5. 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 Indian accounting standards (Ind-AS) and other recognized 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.



6. We draw attention to the following matters:

- a. We draw attention to Note 5 of the Statement, which describes the management assessment of uncertainties related to COVID-19 and its consequential impact including the recoverability of assets and operations of the Company.
- b. The Company is in receipt of letter dt.15.06.18 from BSE and subsequently email communication dated 06.08.2018 from SEBI along with encloser of letter from anonymous person asking clarification on Transfer of substantial Companies Projects/Land parcels/ assets in FY 2009-10. The Company had appointed an independent professional to inquire in the subject matter. The Company is in receipt of Scrutiny Report of D. Shah & Associates, Chartered Accountants on 02/11/2018, and this was placed before Audit Committee and Board meeting. It was discussed and approved by the Board to study the impact on financial and/or any other subject matter. Thereafter, the Board of Directors of the Company at its meeting held on 14<sup>th</sup> December, 2018, inter alia, unanimously decided to engage legal and other professionals to discuss the scrutiny report dated 31<sup>st</sup> October, 2018 and to take / initiate all necessary steps/legal actions. We have been informed that the Company has filed civil suit no.21 of 2019 in the court of civil judge (S.D.) at Sanand on 18/04/2019 and another civil suit no.32 of 2019 in the court of civil judge ( S.D.) at Kalol on 26/04/2019 ,against Paksh Developers Private Limited and against then Directors namely Mrs.Meeta Mathur, Mr.Ankit Mathur,,Mr.Kunal Mathur and Mr.Anurag D. Agrawal. Since the matter are subjudice and in absence of any final judgment, we are unable to disclose, the effect ,if any, on financial statement and/or in any other matter.
- c. In respect of ongoing NCLT and other Court cases against the Management and/or Company, since the matters are yet not resolved and are subjudice, we are unable to opine in respect of Financial or other impact there on, if any.
- d. As per information and explanation, the Company has lodged FIR on 06/11/2019 against Company's Resort Manager, Mr. Kishan P.Somani for mis-appropriation/siphoning of Company's collection(fund) from various customers, amounting Rs. 16.85 lakhs. On completion of event/function said amount has been accounted and debited to Mr. K.P. Somani. Recoverable period end outstanding balance is of Rs.17.55 Lakhs (Previous Quarter Rs.16.36 lakhs).
- e. We have not reviewed the accompanying unaudited financial results for the comparative period as of and for the quarter and nine months ended December, 2019 which have been presented solely based on information compiled by the management.

Our conclusion is not qualified in respect of these matters.

PLACE: AHMEDABAD  
DATE: 13<sup>th</sup> February, 2021



FOR, KEYUR BAVISHI & CO.  
CHARTERED ACCOUNTANTS  
FRN: 131191W

*Keyur Bavishi*

PROPRIETOR  
CA KEYUR D. BAVISHI  
M. NO.: 136571

UDIN: 21136571 AAAABV 3382