

Date: November 13, 2017

To
Listing Department
National Stock Exchange of India Limited
Exchange Plaza, C- 1, Block G
Bandra Kurla Complex, Bandra East
Mumbai – 400 051

Dear Sir/Ma'am,

Sub: Unaudited Financial Results for the half year ended 30th September, 2017

Ref: Shaival Reality Limited

Symbol: SHAIVAL

We are pleased to inform you that the meeting of Board of Directors of the Company held on Monday, 13th November, 2017 at 6.00 P.M had considered and approved the following:

1. Standalone & Consolidated Unaudited Financial Results for the half year ended 30th September, 2017 in the prescribed format.
2. Limited Review Report on the Financial Results for the half year ended 30th September, 2017 in the prescribed format. issued by M/s Rajpara Associates, Chartered Accountants

Kindly take the notice of the same and acknowledge the receipt.

For Shaival Reality Limited



Priyanka Choubey
Company Secretary & Compliance Officer

LIMITED REVIEW REPORT

Review Report To
The Board of Directors
A-1, Maharaja Palace,
Opp. Rasranjan.
Nr. Vijay Cross Road,
Navrangpura,
Ahmedabad, 380009.

We have reviewed the accompanying half yearly unaudited financial results of Shaival Reality Limited ("the Company") for the half year ended on 30th September, 2017 attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

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 the statement based on our review.

We conducted our review 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 require that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatements. A review is limited primarily to inquiries of the Company personal and analytical procedures applied to financial data and thus provides less assurance than as Audit. We have not performed an audit and accordingly, we do not express as audit opinion.

Based on our review conducted as above, nothing has come to our attention that causes as to believe that the accompanying statement of unaudited standalone financial results prepared in accordance with recognition and measurement principals laid down in the applicable Indian Accounting Standards prescribed under Section 133 of the Companies Act, 2013, read with relevant rules issued there under and other recognised accounting principal and policies had not disclosed the information recognised to be disclosed in terms of regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with SEBI Circular no. CIR/CFD/FAC/62/2016 dated July 5, 2016, including the manner in which it is to be disclosed, or that it contains any material misstatement.

Place: Ahmedabad

Date: 11 NOV 2017



FOR, RAJPARA ASSOCIATES,
CHARTERED ACCOUNTANTS
Firm Registration No.: 113428W

CHANDRAMAULIN J RAJPARA
(PARTNER)
M. NO. 046922

Auditor's Report on Half Yearly Consolidated Financial Results Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

The Board of Directors
Shaival Reality Limited
A-1, Maharaja Palace,
Nr. Vijay Char Rasta,
Navrangpura, Ahmedabad – 380009.

1. We have reviewed the accompanying consolidated financial results of Shaival Reality Limited ("the Company") for the half year ended on 30th September, 2017 attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. These half yearly consolidated financial results have been prepared on the basis of the consolidated financial statements, which are the responsibility of the company's management. Our responsibility is to express an opinion on these financial results based on our review of such financial statements, which have been prepared in accordance with the Accounting Standards notified under Section 133 of the Companies Act, 2013 read with rule 7 of the Companies (Accounts) Rules, 2014 and other accounting principles generally accepted in India.
2. We conducted our review in accordance with the auditing standards generally accepted in India. These Standards require that we plan and perform the review to obtain moderate assurance about whether the financial statements are free of material misstatements. A review is limited preliminary to inquiries of company professionals and analytical procedures applied to the Financial data and thus provide less assurance than as Audit. We have not performed an Audit and accordingly, we do not express an Audit Opinion.
3. This consolidated financials does not include the financials of KCL-SRPL JV (Kalol Project) in which the company has 40% stake. As informed to us the Operating Partner of the JV, Katira Construction Limited (KCL) has not prepared the financials as on date of reporting. In absence of this data we are unable to determine the impact of Profit/Loss of the JV which can have on the profitability of the Company. We are also unable to determine the impact of Assets/Liabilities of the JV which can have on the Balance sheet of the Company.
4. Based on our review conducted as above, except mentioned in point 3 above nothing has come to our attention that causes us to believe that accompanying statement of unaudited consolidated financial results prepared in accordance with recognition and measurement principals laid down in the applicable Indian Accounting Standards prescribed under Section 133 of the Companies Act, 2013,



read with relevant rules issued there under and other recognised accounting principal and policies had not disclosed the information recognised to be disclosed in terms of regulation 33 of SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015, read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016, including the manner in which it is to be disclosed, or that it contains any material misstatement.

5. According to the information and explanations given to us , these consolidated financial results includes the financial results of the following entities:

List of Joint Ventures

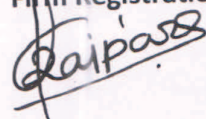
1. KCL – SRPL (JV) [BHARUCH PROJECT & DEESA PROJECT]
2. MCC – SRPL (JV) [PALANPUR PROJECT]

6. Further, read with Paragraph 1 above, we report that the figures for the half year ended 31st March, 2017 represents the derived figures between the audited figures in respect of the financial year ended March 31, 2017 and the unaudited half yearly figures as on 30th September, 2016 shown in the prospectus.

Place: Ahmedabad
Date: 11/11/2017



FOR, RAJPARA ASSOCIATES.
CHARTERED ACCOUNTANTS
Firm Registration No.: 113428W


C.J. RAJPARA
(PARTNER)
M. NO. 046922

Auditor's Report on Half Yearly standalone Financial Results Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

To,
The Board of Directors,
Shaival Reality Limited
A-1, Maharaja Palace,
Nr. Vijay Char Rasta,
Navrangpura, Ahmedabad – 380009.

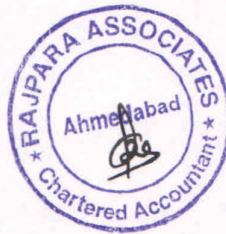
1. We have reviewed the accompanying standalone financial results of Shaival Reality Limited ("the Company") for the half year ended on 30th September, 2017 attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. These half yearly standalone financial results have been prepared on the basis of the standalone financial statements, which are the responsibility of the company's management. Our responsibility is to express an opinion on these financial results based on our review of such financial statements, which have been prepared in accordance with the Accounting Standards notified under Section 133 of the Companies Act, 2013 read with rule 7 of the Companies (Accounts) Rules, 2014 and other accounting principles generally accepted in India.
2. We conducted our review in accordance with the auditing standards generally accepted in India. These Standards require that we plan and perform the review to obtain moderate assurance about whether the financial statements are free of material misstatements. A review is limited preliminary to inquiries of company professionals and analytical procedures applied to the Financial data and thus provide less assurance than as Audit. We have not performed an Audit and accordingly, we do not express an Audit Opinion.
3. This standalone financials does not include the financials of KCL-SRPL JV (Kalol Project) in which the company has 40% stake. As informed to us the Operating Partner of the JV, Katira Constuction Limited (KCL) has not prepared the audited financials as on date of reporting. In absence of this data we are unable to determine the impact of Profit/Loss of the JV which can have on the profitability of the Company. We are also unable to determine the impact of Assets/Liabilities of the JV which can have on the Balance sheet of the Company.
4. Subject to our remark, in Para 3 above, nothing has come to our attention that causes us to believe that accompanying statement of unaudited standalone financial results prepared in accordance with recognition and measurement principals laid down in the applicable Indian Accounting Standards prescribed under Section 133 of the Companies Act, 2013, read with relevant rules issued there under and other recognised accounting principal and policies had not disclosed the information



recognised to be disclosed in terms of regulation 33 of SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015, read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016, including the manner in which it is to be disclosed, or that it contains any material misstatement.

5. Further, read with Paragraph 1 above, we report that the figures for the half year ended 31st March, 2017 represents the derived figures between the audited figures in respect of the financial year ended March 31, 2017 and the unaudited half yearly figures as on 30th September, 2016 shown in the prospectus.

Place: Ahmedabad
Date: 11/11/2017



FOR, RAJPARA ASSOCIATES.
CHARTERED ACCOUNTANTS
Firm Registration No.: 113428W

A handwritten signature in black ink, appearing to read "C.J. Rajpara", written over a horizontal line.

C.J. RAJPARA
(PARTNER)
M. NO. 046922



SHAIVAL REALITY LIMITED

Regd. Office: A-1, Maharaja Palace, Nr. Vijay Char Rasta, Navrangpura, Ahmedabad - 380 009.

Tel.: 079-26407802/26404097, Fax: 079-26400224

E-mail: shaivalgroup@gmail.com, Website: www.shaivalgroup.ooo

CIN: L45201GJ1996PLC029311

Part - 1

Consolidated Unaudited Financial Results For The Half Year Ended on 30.09.2017

All amount in Rs. Lacs unless otherwise stated

Sr. No.	Particulars	6 months ended			Year ended
		30.09.2017	31.03.2017	30.09.2016	31.03.2017
		(Unaudited)	Audited	(Unaudited)	(Audited)
1	Revenue from operations				
	(a) Net sales/income from operations (Net of excise duty)	2,513.25	1,916.59	3,929.27	5,845.86
	(b) Other Income	38.72	166.71	-9.66	157.05
	Total Revenue	2,551.96	2,083.30	3,919.61	6,002.91
2	Expenses				
	(a) Cost of materials consumed	1,645.36	761.56	2,528.11	3,289.67
	(b) Purchase of Stock in Trade	-	-	-	-
	(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	23.57	127.20	(279.24)	-152.04
	(d) Employee benefits expense	120.32	53.89	148.35	202.24
	(e) Finance Cost	51.22	32.22	75.18	107.40
	(f) Depreciation and amortisation expense	287.43	224.72	210.89	435.61
	(g) Rent	-	-	-	-
	(h) Other expenses	653.74	547.88	1,055.64	1,613.52
	(i) Power Expenses	-	-	-	-
	(j) Fuel Expenses	-	-	-	-
	Total expenses	2,781.64	1,747.47	3,748.93	5,496.40
3	Profit/(Loss) from operations before an Exceptional and Extra ordinary items and Tax (1-2)	(229.68)	335.83	170.68	506.51
4	Exceptional Items	-	-	-	-
5	Profit/(Loss) from ordinary activities before an Extra Ordinary items and Tax (3 - 4)	-229.68	335.83	170.68	506.51
6	Extra Ordinary Items	-	-	-	-
7	Profit/(Loss) from ordinary activities before tax (5 - 6)	(229.68)	335.83	170.68	506.51
8	Tax Expense (net)				
	- Current tax	-	212.14	-	212.14
	- Deferred tax	-	-60.30	-	-60.30
	Total Tax Expenses	-	151.85	-	151.85
9	Net Profit(Loss) for the Period from continuing operations	-229.68	183.98	170.68	354.66
10	Profit(Loss) From Discontinuing operations before tax	-	-	-	-

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[Circular stamp: Shaival Reality Limited, Ahmedabad]



SHAIVAL REALTY LIMITED

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11	Tax Expense of discontinuing Oprations	-	-	-	-
12	Net Profit(loss) from discontinuing Oprations after Tax	-	-	-	-
13	Profit(loss) for period before minority Interest	-229.68	183.98	170.68	354.66
14	Share of profits(loss) of subsidiary	-	-	-	-
15	Profit(loss) of minority Interest	0	-	-	-
16	Net Profit(loss) for the period	-229.68	183.98	170.68	354.66
17	Details of Equity share capital				
	(a) Paid up Equity Share capital	192.90	192.90	192.90	192.90
	(b) face value of Equity share capital	10.00	10.00	10.00	10.00
18	Details of Debt Securities				
	(a) Paid up Debt capital	-	-	-	-
	(b) face value of debt securities	-	-	-	-
19	Reserve excluding Revaluation Reserves as per balance sheet of previous accounting year		1,566.73	1,383.52	1,566.73
20	Debentures redemption reserve	-	-	-	-
21	Earnings per share (before extra ordinary items) (of Rs. 10 each) (not annualised):				
	(a) Basic	-11.91	9.54	8.85	18.39
	(b) Diluted	-11.91	9.54	8.85	18.39
22	Earnings per share (after extra ordinary items) (of Rs. 10 each) (not annualised):				
	(a) Basic	-11.91	9.54	8.85	18.39
	(b) Diluted	-11.91	9.54	8.85	18.39
23	Debt Equity Ratio	3.60	3.31	1.25	3.31
24	Debt service coverage ratio	-	-	-	-
25	Interest Service Coverage Ratio	-	-	-	-

NOTES :

- 1 The above unaudited Consolidated financial results are reviewed by the Audit Committee and have been approved by the Board of Directors at their meeting held on 13th November, 2017.
- 2 Figures have been re-grouped or re-classified, wherever necessary.
- 3 The Company is operating in renting of Immovable Property, Construction of Residential complex under Government Schemes and Transportation of Bulk LPG, Amonia.
- 4 Figures of last half year ended 31st March, 2017 are the balancing figures between the audited figures of year ended on 31/03/2017 and half year ended on 30/09/2016.
- 5 The above financial results are available on companies website www.shaivalgroup.ooo and the stock exchange viz. www.nseindia.com

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[Circular stamp: Shaival Realty Limited, Ahmedabad]



Part - 2

Statement of Consolidated Assets and Liabilities for the half year ended 30.09.2017

Particulars	As At 30.09.2017 (Unaudited)	As At 31.03.2017 Audited
EQUITY AND LIABILITIES		
1 Shareholders' funds		
(a) Share capital	192.90	192.90
(b) Reserves and surplus	1,337.04	1,566.73
(c) Money Received against share warrants		-
Total Shareholders' funds	1,529.94	1,759.63
2 Share Application money pending allotment	-	-
3 Deferred Government Grants	-	-
4 Minority Interest	-	-
5 Non-current liabilities		
- Long-term borrowings	3,296.16	4,489.75
- Deferred tax liabilities (net)	-	-
- Foreign Currency Monetary Item translation difference liability account	-	-
- Other long-term liabilities	26.10	21.00
- Long-term provisions	-	-
Total Non-current liabilities	3,322.26	4,510.75
6 Current liabilities		
- Short-term borrowings	1,617.68	614.81
- Trade payables		
(A) Total outstanding dues of micro enterprises and small enterprises	-	-
(B) Total outstanding dues of creditors other than micro enterprise and small enterprises	282.35	393.91
- Other current liabilities	50.58	56.26
- Short-term provisions	238.97	249.57
Total Current liabilities	2,189.58	1,314.55
TOTAL EQUITY AND LIABILITIES	7,041.78	7,584.93
ASSETS		
1 Non-current assets		
(i) Fixed assets		
- Tangible assets	1,505.81	1,794.06
- Producing Properties	-	-
- Intangible Assets	-	-
- Preproducing Properties	-	-
- Tangible Assets Capital work-in-progress	-	-
- Intangible assts under development or work - in - progress	-	-

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SHAIVAL REALITY LIMITED

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	Total Fixed Assets	1,505.81	1,794.06
	(ii) Non-current investments	131.34	-11.27
	(iii) Deferred tax assets (net)	154.98	154.97
	(iv) Foreign currency monetary item translation difference asset account	-	-
	(v) Long-term loans and advances	4,014.95	3,829.77
	(vi) Other non-current assets	322.86	401.16
	Total Non-current assets	6,129.93	6,168.69
2	Current assets		
	- Current investments	-	-
	- Inventories	261.87	225.53
	- Trade receivables	152.60	507.87
	- Cash and cash equivalents	238.12	463.14
	- Bank Balance other than cash and cash equivalents	-	-
	- Short-term loans and advances	90.79	-
	- Other current assets	168.48	219.70
	Total Current assets	911.86	1,416.24
	TOTAL - ASSETS	7,041.78	7,584.93

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SHAIVAL REALITY LIMITED

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SHAIVAL REALITY LIMITED

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CIN: L45201GJ1996PLC029311

Part - 1

Standalone Unaudited Financial Results For The Half Year On 30.09.2017

All amount in Rs. Lacs unless otherwise stated

Sr. No.	Particulars	6 months ended		Year ended	
		30.09.2017	31.03.2017	30.09.2016	31.03.2017
		(Unaudited)	Audited	(Unaudited)	(Audited)
1	Revenue from operations				
	(a) Net sales/income from operations (Net of excise duty)	1,581.99	2,167.03	2,142.11	4,309.14
	(b) Other Income	(5.51)	197.42	91.06	288.48
	Total Revenue	1,576.48	2,364.45	2,233.17	4,597.62
2	Expenses				
	(a) Cost of materials consumed	679.55	966.23	1,278.84	2,245.07
	(b) Purchase of Stock in Trade	0.00	0.00	0.00	0.00
	(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	(20.61)	34.67	(228.76)	(194.09)
	(d) Employee benefits expense	112.16	60.40	113.19	173.59
	(e) Finance Cost	51.22	40.77	66.63	107.40
	(f) Depreciation and amortisation expense	287.09	223.86	210.89	434.75
	(g) Rent	0.00	0.00	0.00	0.00
	(h) Other expenses	696.74	756.83	621.70	1,378.53
	(i) Power Expenses	0.00	0.00	0.00	0.00
	(j) Fuel Expenses	0.00	0.00	0.00	0.00
	Total expenses	1,806.16	2,082.76	2,062.49	4,145.25
3	Profit/(Loss) from operations before an Exceptional and Extra ordinary items and Tax (1-2)	(229.68)	281.69	170.68	452.37
4	Exceptional Items	0.00	0.00	0.00	0.00
5	Profit/(Loss) from ordinary activities before an Extra Ordinary items and Tax (3 - 4)	(229.68)	281.69	170.68	452.37
6	Extra Ordinary Items	0.00	0.00	0.00	0.00
7	Profit/(Loss) from ordinary activities before tax (5 - 6)	(229.68)	281.69	170.68	452.37
8	Tax Expense (net)				
	- Current tax	0.00	158.00	0.00	158.00
	- Deffered tax	0.00	(60.29)	0.00	(60.29)
	Total Tax Expenses	0.00	97.71	0.00	97.71
9	Net Profit(Loss) for the Period from continuing operations	(229.68)	183.98	170.68	354.66
10	Profit(Loss) From Discontinuing operations before tax	0.00	0.00	0.00	0.00
11	Tax Expense of discontinuing Operations	0.00	0.00	0.00	0.00
12	Net Profit(loss) from discontinuing Operations after Tax	0.00	0.00	0.00	0.00
13	Net Profit(loss) for the period	(229.68)	183.98	170.68	354.66
14	Details of Equity share capital				
	(a) Paid up Equity Share capital	192.90	192.90	192.90	192.90
	(b) face value of Equity share capital	10.00	10.00	10.00	10.00
15	Details of Debt Securities				
	(a) Paid up Debt capital	0.00	0.00	0.00	0.00
	(b) face value of debt securities	0.00	0.00	0.00	0.00
16	Reserve excluding Revaluation Reserves as per balance sheet of previous accounting year	1,337.04	1,566.73	1,383.52	1,566.73
17	Debentures redemption reserve	0.00	0.00	0.00	0.00
18	Earnings per share (before extra ordinary items) (of Rs. 10 each) (not annualised):				
	(a) Basic	(11.91)	9.54	8.85	18.39
	(b) Diluted	(11.91)	9.54	8.85	18.39
19	Earnings per share (after extra ordinary items) (of Rs. 10 each) (not annualised):				
	(a) Basic	(11.91)	9.54	8.85	18.39
	(b) Diluted	(11.91)	9.54	8.85	18.39
20	Debt Equity Ratio	3.55	3.22	1.25	3.22
21	Debt service coverage ratio	0.00	0.00	0.00	0.00
22	Interest Service Coverage Ratio	0.00	0.00	0.00	0.00

NOTES :

- The above unaudited financial results are reviewed by the Audit Committee and have been approved by the Board of Directors at their meeting held on 13th November, 2017.
- Figures have been re-grouped or re-classified, wherever necessary.
- The Company is operating in renting of Immovable Property, Construction of Residential complex under Government Schemes and Transportation of Bulk LPG, Amonia.





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- 4 Figures of last half year ended 31st March, 2017 are the balancing figures between the audited figures of year ended on 31/03/2017 and half year ended on 30/09/2016,
5 The above financial results are available on companies website www.shaivalgroup.ooo and the stock exchange viz. www.nseindia.com

Part - 2

Statement of Assets and Liabilities for the half year ended 30.09.2017

Particulars	As At 30.09.2017 (Unaudited)	As At 31.03.2017 Audited
EQUITY AND LIABILITIES		
1 Shareholders' funds		
(a) Share capital	192.90	192.90
(b) Reserves and surplus	1,337.04	1,566.73
(c) Money Received against share warrants	-	-
Total Shareholders' funds	1,529.94	1,759.63
2 Share Application money pending allotment	-	-
3 Deferred Government Grants	-	-
4 Minority Interest	-	-
5 Non-current liabilities		
- Long-term borrowings	3,296.16	4,489.75
- Deferred tax liabilities (net)	-	-
- Foreign Currency Monetary Item translation difference liability account	-	-
- Other long-term liabilities	26.10	20.99
- Long-term provisions	-	-
Total Non-current liabilities	3,322.26	4,510.74
6 Current liabilities		
- Short-term borrowings	1,617.68	614.81
- Trade payables	-	-
(A) Total outstanding dues of micro enterprises and small enterprises	-	-
(B) Total outstanding dues of creditors other than micro enterprise and small enterprises	258.82	315.80
- Other current liabilities	43.97	37.82
- Short-term provisions	193.08	191.41
Total Current liabilities	2,113.54	1,159.84
TOTAL EQUITY AND LIABILITIES	6,965.74	7,430.21
ASSETS		
1 Non-current assets		
(i) Fixed assets		
- Tangible assets	1,501.74	1,789.65
- Producing Properties	-	-
- Intangible Assets	-	-
- Preproducing Properties	-	-
- Tangible Assets Capital work-in-progress	-	-
- Intangible assts under development or work-in-progress	-	-
Total Fixed Assets	1,501.74	1,789.65
(ii) Non-current investments	283.95	150.50
(iii) Deferred tax assets (net)	154.98	154.97
(iv) Foreign currency monetary item translation difference asset account	-	-
(v) Long-term loans and advances	4,014.95	3,754.78
(vi) Other non-current assets	249.95	332.76
Total Non-current assets	6,205.56	6,182.66
2 Current assets		
- Current investments	-	-
- Inventories	214.70	194.09
- Trade receivables	151.16	718.84
- Cash and cash equivalents	226.81	114.92
- Bank Balance other than cash and cash equivalents	-	-
- Short-term loans and advances	-	-
- Other current assets	167.51	219.70
Total Current assets	760.17	1,247.55
TOTAL - ASSETS	6,965.74	7,430.21

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[Circular Stamp: Shaival Reality Limited, Ahmedabad]