

Independent Auditors Review Report

To,
**The Board of Directors of
CREST VENTURES LIMITED**

1. We have reviewed the accompanying statement of unaudited standalone financial results of **CREST VENTURES LIMITED** (“the Company”) for the quarter ended December 31, 2021 and year to date from April 1, 2021 to December 31, 2021 (“the Statement”) attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended (“the Listing Regulations”).
2. The Statement, which is the responsibility of the Company’s Management and approved by the Company’s Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34, (Ind AS 34) “Interim Financial Reporting” prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules thereafter and other accounting principles generally accepted in India. 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 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 Statement is free of material misstatement. 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 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. We draw attention to Note 3 of the Statement, which describes the Company’s management evaluation of impact of Covid-19 pandemic on the future business operations and future cash flows of the Company and its consequential effects on the carrying value of assets as on December 31, 2021. The management has made a best estimate of the revenue recoverable for the quarter ended December 31, 2021 and year to date from April 1, 2021 to December 31, 2021 on the basis stated in the said Note. In view of uncertain economic conditions arising out of pandemic, the management’s evaluation of impact on subsequent periods and of amounts of revenue recognised during the period is highly dependent upon conditions as they evolve. Our conclusion on the Statement is not modified in respect of these matters.



Pathak H.D. & Associates LLP

Chartered Accountants

5. 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 the recognition and measurement principles laid down in applicable Indian Accounting Standards ('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 the Listing Regulations, read with the Circular, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Pathak H.D. & Associates LLP

Chartered Accountants

Firm Registration No. 107783W/W100593



Ashutosh Jethlia

Partner

Membership No.: 136007

UDIN: 22136007ABIHHT6791

Place: Mumbai

Date: February 11, 2022

Independent Auditors Review Report

To,
**The Board of Directors of
CREST VENTURES LIMITED**

1. We have reviewed the accompanying statement of unaudited consolidated financial results of **CREST VENTURES LIMITED** (the “Holding Company”) and its subsidiaries (Holding Company and its subsidiaries together referred to as “the Group”), its associates and joint ventures, for the quarter ended December 31, 2021 and for the period April 1, 2021 to December 31, 2021 (“the Statement”) attached herewith, being submitted by the Holding Company pursuant to the requirement of Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended (“the Listing Regulations”).
2. The Statement, which is the responsibility of the Holding Company’s Management and approved by the Holding Company’s Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34, (Ind AS 34) “Interim Financial Reporting” prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules thereafter and other accounting principles generally accepted in India. 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 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 Statement is free of material misstatements. 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 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 Circular No. CIR/CFD/CMD1/44/2019 dated March 29, 2019 issued by the Securities and Exchange Board of India under Regulation 33(8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 to the extent applicable.

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

Name of the Entity	Relationship
Crest Finserv Limited	Subsidiary
Crest Capital and Investment Private Limited	Subsidiary
Crest Fincap Advisors Private Limited	Subsidiary



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[Formerly known as Intime Spectrum Tradecom Private Limited]	
Crest Residency Private Limited	Subsidiary
Escort Developers Private Limited	Subsidiary
Classic Mall Development Company Limited	Associate
Starboard Hotels Private Limited	Associate
Ramayana Realtors Private Limited	Associate
Classic Housing Projects Private Limited	Associate
Tamarind Global Services Private Limited	Associate
TBOF Foods Private Limited	Associate
Trinity Ventures	Joint Venture

5. The interim financial results and other information of three associates in which the share of profit after tax of the group (including other comprehensive income) is ₹ 1,254.46 Lakhs and ₹ 2,721.12 Lakhs for the quarter ended December 31, 2021 and for the period April 1, 2021 to December 31, 2021 respectively. These interim financial results and other financial information have been reviewed by other auditors, whose reports have been furnished to us by the management of the Company and our conclusion in so far as it relates to the affairs of such associates is based solely on the report of other auditors. Our conclusion is not modified in respect of these matters.

The Statement includes financial results/statements and other information of two associates in which share of (loss) of the Group (including other comprehensive income) is ₹ (7.71) Lakhs and ₹ (44.20) Lakhs and one joint venture which total profit after tax of ₹ Nil for the quarter ended December 31, 2021 and for the period April 1, 2021 to December 31, 2021, which is certified by the management. According to the information and explanation given to us by the management, these financial results/statements and other information is not material to the group.

6. We draw attention to Note 3 of the Statement, which describes the Group's management evaluation of impact of Covid-19 pandemic on the future business operations and future cash flows of the Group and it's consequential effects on the carrying value of assets as on December 31, 2021. The Management has made a best estimate of the revenue recoverable for the quarter and nine months ended December 31, 2021 on the basis stated in the said Note. In view of uncertain economic conditions arising out of pandemic, the management's evaluation of impact on subsequent periods and of amounts of revenue recognised during the period is highly dependent upon conditions as they evolve. Our conclusion on the Statements is not modified in respect of this matter.
7. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of other auditors referred in paragraph 5 above nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with recognition and measurement principles laid down in the applicable Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013, as amended, read with the relevant rules issued there under and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of



Pathak H.D. & Associates LLP

Chartered Accountants

Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Pathak H.D. & Associates LLP

Chartered Accountants

Firm Registration No. 107783W/W100593

Ashutosh Jethlia

Partner

Membership No.: 136007

UDIN: 22136007ABINTN2216

Place: Mumbai

Date: February 11, 2022





CREST VENTURES LIMITED

STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31ST DECEMBER, 2021

(₹ in Lakhs)

Sr. No.	Particulars	STANDALONE					
		Quarter ended			Nine Months ended		Year ended
		31.12.2021	30.09.2021	31.12.2020	31.12.2021	31.12.2020	31.03.2021
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited	
1	INCOME						
a	Revenue from Operations						
	- Interest income	509.33	538.31	551.02	1,546.00	1,621.81	2,155.92
	- Net gain on fair value changes	2.45	-	-	2.45	1.04	1.04
	- License fees	45.95	37.63	34.19	117.00	125.59	154.29
	- Real estate and related services	86.42	58.43	70.37	211.76	240.71	303.63
	Total Revenue from Operations	644.15	634.37	655.58	1,877.21	1,989.15	2,614.88
b	Other Income	(5.00)	29.20	-	35.42	-	36.10
	Total Income	639.15	663.57	655.58	1,912.63	1,989.15	2,650.98
2	Expenses						
a	Finance Costs	376.69	296.91	266.64	952.41	750.49	1,037.32
b	Cost of Construction and Development and Purchases	2,236.60	106.70	1,295.62	2,520.74	1,295.62	1,295.64
c	Changes in inventories of finished goods, work-in-progress & stock-in-trade	(2,236.60)	(106.70)	(1,295.62)	(2,520.74)	(1,295.62)	(1,295.64)
d	Employee Benefit Expenses	61.64	50.11	43.80	162.83	128.17	177.30
e	Depreciation & Amortisation Expenses	27.68	27.39	54.08	82.23	159.79	213.64
f	Share of loss from limited liability partnership	592.03	819.38	887.18	1,800.69	1,743.04	2,462.59
g	Other Expenses	338.77	326.72	113.08	760.17	333.99	514.94
	Total Expenses	1,396.81	1,520.51	1,364.78	3,758.33	3,115.48	4,405.79
3	Profit / (Loss) from operations before Exceptional Items & Tax (1-2)	(757.66)	(856.94)	(709.20)	(1,845.70)	(1,126.33)	(1,754.81)
4	Exceptional Items	-	-	-	-	-	-
5	Profit / (Loss) after Exceptional Items and before tax (3-4)	(757.66)	(856.94)	(709.20)	(1,845.70)	(1,126.33)	(1,754.81)
6	Tax Expenses						
a	Current Tax	12.19	31.22	69.02	89.44	215.00	253.83
b	Deferred Tax	(57.16)	(38.13)	(16.12)	(93.06)	(26.51)	12.45
7	Net Profit / (Loss) after tax (5-6)	(712.69)	(850.03)	(762.10)	(1,842.08)	(1,314.82)	(2,021.09)
8	Other Comprehensive Income						
a	Items that will not be reclassified to profit or loss (net of tax)						
	-Actuarial gain / (loss) on post retirement benefit plans	0.61	0.60	1.09	1.81	3.28	2.41
	-Net gain / (loss) on equity instruments designated at FVTOCI	564.07	3.31	209.86	668.42	394.11	517.37
b	Items that will be reclassified to profit or loss (net of tax)	-	-	-	-	-	-
	Total Other Comprehensive Income	564.68	3.91	210.95	670.23	397.39	519.78
9	Total Comprehensive Income / (Loss) (7+8)	(148.01)	(846.12)	(551.15)	(1,171.85)	(917.43)	(1,501.31)
10	Paid-up equity share capital (Face Value ₹10/- each)	2,844.98	2,844.98	2,844.98	2,844.98	2,844.98	2,844.98
11	Other Equity	-	-	-	-	-	28,754.23
12	Earning per share (EPS) (Face Value of ₹10/- each)						
	Basic (in ₹)	(2.51)	(2.99)	(2.68)	(6.47)	(4.62)	(7.10)
	Diluted (in ₹)	(2.51)	(2.99)	(2.68)	(6.47)	(4.62)	(7.10)



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CREST VENTURES LIMITED

STANDALONE SEGMENT REVENUE, SEGMENT RESULTS, SEGMENT ASSETS & SEGMENT LIABILITIES

(₹ in Lakhs)

Particulars	STANDALONE					
	Quarter ended			Nine Months ended		Year ended
	31.12.2021	30.09.2021	31.12.2020	31.12.2021	31.12.2020	31.03.2021
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
Segment Revenue						
Investing & Financial Activities	511.78	538.32	551.01	1,548.46	1,622.85	2,156.97
Real Estate & Related Activities	127.37	125.25	104.57	364.17	366.30	457.91
Others	-	-	-	-	-	36.10
Total	639.15	663.57	655.58	1,912.63	1,989.15	2,650.98
Segment Results						
Investing & Financial Activities	(654.21)	(740.61)	(630.50)	(1,564.55)	(900.15)	(1,389.88)
Real Estate & Related Activities	(93.17)	(108.09)	(74.17)	(253.75)	(195.28)	(368.58)
Others	(4.72)	(4.33)	-	(13.37)	(16.87)	21.84
Total	(752.10)	(853.03)	(704.67)	(1,831.67)	(1,112.30)	(1,736.62)
Less: Unallocated Expenses (Net of Unallocated Income)	5.56	3.90	4.53	14.03	14.03	18.19
Total Profit Before Tax	(757.66)	(856.93)	(709.20)	(1,845.70)	(1,126.33)	(1,754.81)
Segment Assets						
Investing & Financial Activities	38,040.22	35,206.31	37,350.10	38,040.22	37,350.10	36,372.70
Real Estate & Related Activities	9,053.91	6,755.87	6,297.83	9,053.91	6,297.83	6,552.86
Others	-	-	-	-	-	-
Unallocable	1,363.20	1,044.89	986.71	1,363.20	986.71	1,025.43
Total	48,457.33	43,007.07	44,634.64	48,457.33	44,634.64	43,950.99
Segment Liabilities						
Investing & Financial Activities	17,279.56	11,596.90	11,560.20	17,279.56	11,560.20	11,461.61
Real Estate & Related Activities	633.24	612.73	632.21	633.24	632.21	621.99
Others	-	-	-	-	-	-
Unallocable	259.43	364.31	259.14	259.43	259.14	268.18
Total	18,172.23	12,573.94	12,451.55	18,172.23	12,451.55	12,351.78



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CREST VENTURES LIMITED

STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31ST DECEMBER, 2021

(₹ in Lakhs)

Sr. No.	Particulars	CONSOLIDATED					
		Quarter ended			Nine months ended		Year ended
		31.12.2021	30.09.2021	31.12.2020	31.12.2021	31.12.2020	31.03.2021
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited	
1	INCOME						
a	Revenue from Operations						
	- Interest income	585.25	609.82	629.40	1,760.61	1,827.78	2,428.92
	- Net gain on fair value changes	7.30	20.16	9.41	30.48	40.89	34.74
	- Dividend income	-	-	-	-	-	-
	- Income from securities trading	79.68	51.65	119.58	211.50	285.88	387.65
	- License fees	45.95	37.63	34.19	117.00	125.59	154.29
	- Real estate and related services	86.42	58.43	70.37	211.76	240.71	310.38
	- Brokerage and related services	499.93	586.83	492.40	1,659.80	1,582.77	2,136.80
	Total Revenue from Operations	1,304.53	1,364.52	1,355.35	3,991.15	4,103.62	5,452.78
b	Other Income	(4.88)	51.16	(0.02)	57.50	1.72	36.45
	Total Income from Operations	1,299.65	1,415.68	1,355.33	4,048.65	4,105.34	5,489.23
2	Expenses						
a	Finance Costs	383.67	300.30	270.72	966.62	765.30	1,057.46
b	Cost of Construction and Development and Purchases	2,236.60	106.70	1,295.62	2,520.74	1,295.62	1,295.64
c	Changes in inventories of finished goods, work-in-progress & stock in-trade	(2,236.60)	(106.70)	(1,295.62)	(2,520.74)	(1,295.62)	(1,295.64)
d	Employee Benefit Expenses	378.70	359.30	380.33	1,108.21	1,190.85	1,571.75
e	Depreciation & Amortisation Expenses	53.48	53.48	78.48	158.09	233.25	310.95
f	Share of loss from limited liability partnership	592.03	819.38	887.18	1,800.69	1,530.28	2,251.92
g	Other Expenses	523.04	473.27	250.49	1,228.20	794.66	1,183.65
	Total Expenses	1,930.92	2,005.73	1,867.20	5,261.81	4,514.34	6,375.73
3	Profit / (Loss) from operations before Exceptional Items & Tax (1-2)	(631.27)	(590.05)	(511.87)	(1,213.16)	(409.00)	(886.50)
4	Exceptional Items	-	-	-	-	-	-
5	Profit / (Loss) after Exceptional Items and before tax (3 - 4)	(631.27)	(590.05)	(511.87)	(1,213.16)	(409.00)	(886.50)
6	Tax Expenses						
a	Current Tax	48.39	94.18	112.81	249.49	346.33	419.15
b	Deferred Tax	(58.37)	(37.20)	(9.13)	(96.95)	(22.20)	18.58
7	Net Profit / (Loss) after tax(5 - 6)	(621.29)	(647.03)	(615.55)	(1,365.70)	(733.13)	(1,324.23)
8	Add: Share of Profit / (Loss) of Associates	1,319.11	1,268.06	691.59	2,741.24	779.48	1,622.24
9	Net Profit / (Loss) after tax and Share of Profit / (Loss) from Associates (7 + 8)	697.82	621.03	76.04	1,375.54	46.35	298.01
10	Other Comprehensive Income						
a	Items that will not be reclassified to profit or loss (net of tax)						
	- Actuarial gain / (loss) on post retirement benefit plans	1.33	4.80	(25.72)	3.25	(18.86)	(11.50)
	- Net gain / (loss) on equity instruments designated at FVTOCI	564.07	3.31	209.86	668.42	394.11	517.37
b	Items that will be reclassified to profit or loss (net of tax)	-	-	-	-	-	-
	Total Other Comprehensive Income	565.40	8.11	184.14	671.67	375.25	505.87
11	Total Comprehensive Income / (Loss) (9 + 10)	1,263.22	629.14	260.18	2,047.21	421.60	803.88
12	Net Profit attributable to :						
	Owners of parent	697.82	621.03	76.04	1,375.54	46.35	298.01
	Non-controlling interests	-	-	-	-	-	-
13	Other Comprehensive Income / (Loss) attributable to :						
	Owners of parent	565.40	8.11	184.14	671.67	375.25	505.87
	Non-controlling interests	-	-	-	-	-	-
14	Total Comprehensive Income / (Loss) attributable to :						
	Owners of parent	1,263.22	629.14	260.18	2,047.21	421.60	803.88
	Non-controlling interests	-	-	-	-	-	-
15	Paid-up equity share capital (Face Value ₹10/- each)	2,844.98	2,844.98	2,844.98	2,844.98	2,844.98	2,844.98
16	Other Equity						54,952.62
17	Earning per share (EPS) (Face Value of ₹10/- each)						
	Basic (in ₹)	2.45	2.18	0.27	4.83	0.16	1.05
	Diluted (in ₹)	2.45	2.18	0.27	4.83	0.16	1.05



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CREST VENTURES LIMITED
CONSOLIDATED SEGMENT REVENUE, SEGMENT RESULTS, SEGMENT ASSETS & SEGMENT LIABILITIES

(₹ in Lakhs)

Particulars	CONSOLIDATED					
	Quarter ended			Nine months ended		Year ended
	31.12.2021	30.09.2021	31.12.2020	31.12.2021	31.12.2020	31.03.2021
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
Segment Revenue						
Investing & Financial Activities	672.24	715.02	763.10	2,036.06	2,161.04	2,856.97
Broking & Related Activities	500.05	553.78	487.68	1,626.80	1,578.00	2,131.49
Real Estate & Related Activities	127.36	136.48	104.55	364.17	366.30	464.67
Others	-	10.40	-	21.62	-	36.10
Total	1,299.65	1,415.68	1,355.33	4,048.65	4,105.34	5,489.23
Segment Results						
Investing & Financial Activities	(509.59)	(606.13)	(464.53)	(1,178.25)	(284.72)	(654.76)
Broking & Related Activities	13.80	111.39	35.01	257.84	110.56	164.96
Real Estate & Related Activities	(123.61)	(110.92)	(78.91)	(285.00)	(218.26)	(398.93)
Others	(5.60)	6.29	-	7.58	(3.55)	21.84
Total	(625.00)	(599.37)	(508.43)	(1,197.83)	(395.97)	(866.89)
Less: Unallocated Expenses (Net of Unallocated Income)	6.27	(9.32)	3.44	15.33	13.03	19.61
Total Profit Before Tax	(631.27)	(590.05)	(511.87)	(1,213.16)	(409.00)	(886.50)
Segment Assets						
Investing & Financial Activities	67,274.36	62,777.68	61,987.55	67,274.36	61,987.55	62,185.65
Broking & Related Activities	1,204.15	959.43	892.85	1,204.15	892.85	1,033.73
Real Estate & Related Activities	9,078.77	6,781.85	6,319.32	9,078.77	6,319.32	6,573.12
Others	-	-	-	-	-	-
Unallocable	1,611.17	1,293.23	1,262.63	1,611.17	1,262.63	1,298.50
Total	79,168.45	71,812.19	70,462.35	79,168.45	70,462.35	71,091.00
Segment Liabilities						
Investing & Financial Activities	17,983.05	11,859.35	11,607.84	17,983.05	11,607.84	11,904.02
Broking & Related Activities	509.10	448.83	477.40	509.10	477.40	427.91
Real Estate & Related Activities	634.22	614.48	632.60	634.22	632.60	623.17
Others	-	-	-	-	-	-
Unallocable	339.54	450.18	329.20	339.54	329.20	338.31
Total	19,465.91	13,372.84	13,047.04	19,465.91	13,047.04	13,293.41





Notes:

- 1 The above financial results have been reviewed by the Audit Committee and on its recommendation have been approved by the Board of Directors at its meeting held on 11th February, 2022 pursuant to Regulation 33 of SEBI (Listing Obligation and Disclosure Requirements), Regulations 2015.
- 2 This financial results has been prepared in accordance with the Companies (Indian Accounting Standards) Rules, 2015 prescribed under Section 133 of the Companies Act, 2013 and other recognised accounting practices and policies to the extent applicable.
- 3 The Group's operations have been impacted by the COVID-19 pandemic induced lockdowns. In preparation of these results, the Group has taken into account internal and external sources of information to assess possible impacts of the pandemic, including but not limited to assessment of liquidity and going concern, recoverable values of its financial and non-financial assets. It has also assessed the potential impact of COVID-19 on the carrying value of property, plant and equipment, inventories, investments, trade receivables and other current assets.
Based on current estimates, management expects to recover the carrying amounts of the assets that include the revenue recognized during the quarter. Considering the evolving nature of the pandemic, its actual impact in future could be different from that estimated as at the date of approval of these financial results. The Group will continue to closely monitor uncertainties arising of material changes to the future economic conditions.
- 4 Previous quarter / year's figures have been regrouped / reclassified, wherever considered necessary.

Place: Mumbai
Date : February 11, 2022



For *Crest Ventures Limited,*

Vijay Choraria
Managing Director
[DIN: 00021446]