B. K. SHROFF & CO.
Chartered Accountants

3/7-B, Asaf Ali Road,
1st Floor, Flat No. 4,
New Delhi - 110002.
Phones : 23271407, 23284825, 23284826
23270362, 42831400
E-mail : bkshroffdelhi@yahoo.com
bkshroffdelhi@rediff.com

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

To
The Board of Directors of
East Buildtech Limited

1. We have reviewed the accompanying statement of unaudited standalone financial results of East Buildtech Limited for the quarter ended 31st December, 2021and the period from 1st April,2021 to 31st December, 2021 attached herewith, being submitted by the company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended ('the Regulation').

2. The preparation of the statement in accordance with the recognition and measurement principles laid down in 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 issued thereunder and other accounting principles generally accepted in India, is the responsibility of the Company's Management and has been approved by the Board of Directors of the company. Our responsibility is to issue a report on these financial statements based on our review.

3. We conducted our review of the Statement 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 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. 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 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.

For B.K. Shroff & Co.
Chartered Accountants
Firm Registration No. 302166E

Kavita Nangia
KAVITA NANGIA
PARTNER
Membership Number: 090378

B.K. SHROFF & Co. NEW DELHI CHARTERED ACCOUNTANTS

Place: New Delhi
Date: 10.02.2022
UDIN: 22090378ABDNLI4665

East Buildtech Limited

(Formerly known as Chokhani Business Limited)

Regd. Office :
'CHOKHANI HOUSE'
D-3/2 Okhla industrial Area, Phase-II,
New Delhi -110020 (INDIA)
Tel. : +91-11-26389150, 26384122
Fax. : +91-11-41615273
E-mail : contact@chokhani.in
CIN : L74999DL1984PLC018610

EAST BUILDTECH LIMITED

Statement of Un-audited Financial Results for the Quarter and Nine Months ended on 31/12/2021

Rupees in Lakhs

Sl. No.	Particulars	QUARTER ENDED			NINE MONTHS ENDED		YEAR ENDED
		31.12.2021 (Unaudited)	30.09.2021 (Unaudited)	31.12.2020 (Unaudited)	31.12.2021 (Unaudited)	31.12.2020 (Unaudited)	31.03.2021 (Audited)
I.	Revenue from operations	3.63	5.53	9.13	24.62	28.22	31.85
II.	Othe income	0.02	0.02	3.55	0.04	3.58	4.69
III.	**Total Revenue (I+II)**	**3.65**	**5.55**	**12.68**	**24.66**	**31.80**	**36.54**
IV.	Expenses						
	(a) Cost of materials consumed	-	-	-	-	-	-
	(b) Purchase of stock-in-trade	-	1.11	-	7.65	-	-
	(c) Change in inventories of finished goods, work in progress and stock in trade	-	-	-	-	-	-
	(d) Employees benefits expense	0.69	0.68	1.93	1.63	8.05	8.47
	(e) Finance costs	1.46	1.41	1.10	4.16	3.51	4.69
	(f) Depreciation and amortisation expense*	-	0.01	0.03	0.02	0.14	0.15
	(g) Other expenses	6.93	7.03	3.33	19.68	16.84	22.86
	Total expenses	**9.08**	**10.24**	**6.39**	**33.14**	**28.54**	**36.17**
V.	**Profit / (Loss) before exceptional and tax (III-IV)**	**(5.43)**	**(4.69)**	**6.29**	**(8.48)**	**3.26**	**0.37**
VI.	Exceptional items	-	-	-	-	-	-
VII.	Profit / (Loss) before tax (V-VI)	**(5.43)**	**(4.69)**	**6.29**	**(8.48)**	**3.26**	**0.37**
VIII.	Tax expense						
	(i) Current Tax	-	(0.30)	0.51	(0.30)	0.51	0.07
	(ii) MAT credit entitlement	-	0.30	(0.51)	0.30	(0.51)	(0.07)
	(iii) Deferred Tax Assets/(Liabilities)	1.42	(1.22)	(0.71)	2.19	0.39	(0.20)
	(iv) Tax adjustments for earlier years	-	-	-	-	1.40	1.40
	Total tax expense	1.42	(1.22)	(0.71)	(2.19)	1.01	(1.60)
IX.	Profit /(Loss) for the period (XI-XIV)	**(4.01)**	**(3.47)**	**5.58**	**(6.29)**	**2.25**	**(1.23)**
X	Other comprehensive income						
i	Items that will not be reclassified to profit or loss	(0.00)	0.00	-	(0.01)	0.28	(0.05)
	Tax on above	0.00	(0.00)	-	0.00	(0.08)	0.01
ii	Items that will be reclassified to profit or loss	-	-	-	-	-	-
	Total other comprehensive income **	(0.00)	0.00	-	(0.01)	0.20	(0.04)
XI.	Total comprehensive income (IX + X)	**(4.01)**	**(3.47)**	**5.58**	**(6.30)**	**2.45**	**(1.27)**
XII.	Earnings Per Equity Share (EPS) (in Rs.)						
	Basic	(0.21)	(0.18)	0.30	(0.34)	0.12	(0.07)
	Diluted	(0.21)	(0.18)	0.30	(0.34)	0.12	(0.07)

* Depreciation in current quarter is Rs.90/- only.

** Other comprehensive income in current quarter is Rs. (471/-) only.

B.K. SHROFF & CO. NEW DELHI CHARTERED ACCOUNTANTS

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NOTES :

1 Statement of Segmentwise revenue, results and capital employed for quarter and nine months ended on 31st Dec 2021.

Particulars	Rupees in Lakhs					
	QUARTER ENDED			NINE MONTHS ENDED		YEAR ENDED
	31.12.2021 (Unaudited)	30.09.2021 (Unaudited)	31.12.2020 (Unaudited)	31.12.2021 (Unaudited)	31.12.2020 (Unaudited)	31.03.2021 (Audited)
1. Segment Revenue						
(a) Segment -(Real Estate/Construction)	3.65	3.65	5.50	10.93	12.79	17.53
(b) Segment -B (Consultancy)	-	-	7.18	-	19.01	19.01
(c) Segment -C (Trading)	-	1.90	-	13.73	-	-
(d) Unallocated	-	-	-	-	-	-
Total	3.65	5.55	12.68	24.66	31.80	36.54
Less: i) Inter Segment Revenue	-	-	-	-	-	-
Net Sales/Income from Operation	**3.65**	**5.55**	**12.68**	**24.66**	**31.80**	**36.54**
2.Segment Results (Profit (+)/Loss(-) before tax and interest from each segment						
(a) Segment -(Real Estate/Construction)	(0.62)	(0.76)	3.65	(1.63)	0.74	0.82
(b) Segment -B (Consultancy)	-	-	4.97	-	9.80	9.20
(c) Segment -C (Trading)	(0.92)	0.05	-	3.81	(3.77)	-
(d) Unallocated	(2.43)	(2.57)	(1.23)	(6.50)	-	(4.96)
Total	(3.97)	(3.28)	7.39	(4.32)	6.77	5.06
Less : i) Interest	1.46	1.41	1.10	4.16	3.51	4.69
ii) Other Un-allocated Expenditure net off	-	-	-	-	-	-
iii) Un-allocated income	-	-	-	-	-	-
Total Profit Before Tax	**(5.43)**	**(4.69)**	**6.29**	**(8.48)**	**3.26**	**0.37**
3. Capital Employed (Segment Assets- Segment Liabilities)						
(a) Segment -(Real Estate/Construction)	663.41	663.66	666.18	663.41	666.18	663.22
(b) Segment -B (Consultancy)	0.99	0.99	(52.78)	0.99	(52.78)	(52.28)
(c) Segment -C (Trading)	(9.37)	(6.97)	-	(9.37)	-	-
(d) Unallocated	(26.74)	(25.36)	24.93	(26.74)	24.93	23.67
Total	**628.29**	**632.32**	**638.33**	**628.29**	**638.33**	**634.61**

2 The above financial results have been reviewed by the audit committee and approved by the Board of Directors in their meeting held on 10/02/2022.The same have been reviewed by the Statutory Auditors who have issued an unqualified opinion thereon after segment result.

3 The Limited Review as required under regulation 33 of the SEBI has been completed by Statutory Auditors.

4 Figures for Previous year / period have been re-grouped and re-arranged wherever necessary.

5 These financial results have been prepared in accordance with Companies (Indian Accounting Standard) Rules, 2015 (as amended) prescribed under Section 133 of the Companies Act, 2013. The statutory auditors of the company have carried out the limited review of the results in terms of Regulation 33 of SEBI (Listing Obligations and Disclosures Requirements), Regulations, 2015.

6 The outbreak of coronavirus (Covid-19) pandemic globally and in India has caused significant disturbance and slow down of economic activity. Based on management own assessment of impact of outbreak of covid-19 on business operations of the company, the management of the company have concluded that no adjustments are required to be made in the financial statements as it does not impact current financial year. In assessing recoverability of receivables, tangible & intangible assets and other financial, non-financial assets, the company has considered internal & external information including economic forecast available. However, the situation with covid-19 is still evolving. Also, the various preventive measures taken by the government are still in force leading to highly uncertain economic environment. Due to these circumstances, the management's assessment of the impact on subsequent period is highly dependent on situation/ circumstances as they evolve. The company continues to monitor the impact of covid-19 on its business including its impact on revenue, receivables etc.

For East Buildtech Limited

MADHUSUDAN CHOKHANI
MANAGING DIRECTOR
DIN :00307234

B.K. SHROFF & Co. NEW DELHI CHARTERED ACCOUNTANTS

Place : New Delhi
Date : 10/02/2022