



28th December, 2022

To,
The Secretary,
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai-400001

Scrip code:973092

Subject: Submission of Audited Standalone and Consolidated Financial Results along with Audit Report for the quarter and half year ended September 30, 2022

Dear Sir,

With reference to the captioned subject and in continuation to our letter dated December 22, 2022 disclosures made pursuant to Regulation 52 read with Schedule III of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

We wish to inform you that the Board of Directors of the Company at their meeting held on December 27, 2022 at 05:30 p.m. and concluded at 7.30 p.m. on the same date have approved the Audited Standalone and Consolidated Financial Results and Extracts of Financial Results of the Company for the quarter and half year ended September 30, 2022.

Accordingly, we are enclosing herewith a copy of the Audited Standalone and Consolidated Financial Results for the quarter and half year ended September 30, 2022 accompanied with the Audit Report by the Statutory Auditors of the Company.

The aforementioned information can also be accessed on the website of the Company i.e. www.kumarmagnacity.com and Stock Exchange i.e. www.bseindia.com.

Thanking you,

Yours faithfully,

For KUMAR HOUSING TOWNSHIP PRIVATE LIMITED
Previously **KRISHCON PUBLICATION INDIA PRIVATE LIMITED**

K. V. Jagdale
Komal Jagdale

Company Secretary and Compliance Officer



Kumar Housing Township Private Limited

(Formerly known as KRISHCON PUBLICATION INDIA PRIVATE LIMITED)

Regd Office : 2413, Kumar Capital, East Street, Camp, Pune - 411 001. MH India. ☎ +91-20-3052 5888

CIN : U45100PN2017PTC170130



Independent auditor's report on the half year consolidated financial results pursuant to the regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, for companies (other than banks, NBFCs and insurance companies).

INDEPENDENT AUDITOR'S REPORT

**To the Board of Directors of Kumar Housing Township Private Limited (Holding Company).
Report on the Audit of Consolidated Financial Results**

Opinion

We have audited the accompanying consolidated half yearly financial results of Kumar Housing Township Private Limited (hereinafter referred to as the 'Holding Company') and its subsidiaries (Holding Company and its subsidiaries together referred to as 'the Group'), its associates and jointly controlled entities for the half yearly ended 30th September 2022 attached herewith, being submitted by the Holding Company pursuant to the requirement of regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('Listing Regulations').

In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of reports of other auditors on separate audited financial statements /financial results/ financial information of the subsidiaries, associates and jointly controlled entities, the aforesaid consolidated financial results:

- (i) Include the half yearly financial results of the following entities:
 - 1.Kumar Housing Township Private Limited
 - 2.Mahad Projects Private Limited
- (ii) Are presented in accordance with the requirements of regulation 52 of the Listing Regulations in this regard; and
- (iii) Give a true and fair view in conformity with the applicable accounting standards, and other accounting principles generally accepted in India, of net profit/ loss and other comprehensive income and other financial information of the Group for the half year ended 30th September 2022.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013 ("Act"). Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Results section of our report. We are Independent of the Group, its associates and jointly controlled entities in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules there under, and we have fulfilled our other ethical responsibilities.



In accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us and other auditors in terms of their reports referred to in "Other Matter" paragraph below, is sufficient and appropriate to provide a basis for our opinion.

Board of Directors' Responsibilities for the Consolidated Financial Results.

These Consolidated financial results have been prepared on the basis of the consolidated annual financial statements. The Holding Company's Board of Directors are responsible for the preparation and presentation of these consolidated financial results that give a true and fair view of the net profit/ loss and other comprehensive income and other financial information of the Group including its associates and jointly controlled entities in accordance with the Indian Accounting Standards prescribed under Section 133 of the Act read with relevant rules issued there under and other accounting principles generally accepted in India and in compliance with regulation 52 of the Listing Regulations. The respective Board of Directors of the companies included in the Group and of its associates and jointly controlled entities are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Group and its associates and jointly controlled entities and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring accuracy and completeness of the accounting records, relevant to the preparation and presentation of the consolidated financial results that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated financial results by the Directors of the Holding Company, as aforesaid.

In preparing the consolidated financial results, the respective Board of Directors of the companies included in the Group and of its associates and jointly controlled entities are responsible for assessing the ability of the Group and its associates and jointly controlled entities to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the respective Board of Directors either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the companies included in the Group and of its associates and jointly controlled entities are responsible for overseeing the financial reporting process of the Group and of its associates and jointly controlled entities.

Auditor's Responsibilities for the Audit of the Consolidated Financial Results

Our objectives are to obtain reasonable assurance about whether the consolidated financial results as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in



the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial results. As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial results, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3) (i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group and its associates and jointly controlled entities to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group and its associates and jointly controlled entities to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial results, including the disclosures, and whether the consolidated financial results represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial results/ financial information of the entities within the Group and its associates and jointly controlled entities to express an opinion on the consolidated Financial Results. We are responsible for the direction, supervision and performance of the audit of financial information of such entities included in the consolidated financial results of which we are the independent auditors. For the other entities included in the consolidated Financial Results, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.



We communicate with those charged with governance of the Holding Company and such other entities included in the consolidated financial results of which we are the independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

For SPAK & Co
Chartered Accountants
FRN. 139877W



Shivraj Patil
Partner
M.No.138320
Date: 27/12/2022
Place: Pune
UDIN: 221383200GHBBG1800



Kumar Housing Township Private Limited
Formerly known as Krishcon Publication India Private limited
 Regd. Office : 2413, Kumar Capital, East Street, Camp, Pune MH - 411001
 CIN:U45100PN2017PTC170130

AUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED ON SEPTEMBER 30, 2022

(Amount in INR Thousand, unless otherwise stated)

Sr. No.	Particulars	Current three months ended September 30, 2022	Current three months ended June 30, 2022	Current six months ended September 30, 2022	Previous year ended March 31, 2022
		(Audited)	(Unaudited)	(Audited)	(Audited)
1	Total Income from Operations	-	-	-	-
2	Net Profit / (Loss) for the period (Before Tax, Exceptional and /or Extraordinary items)	1,619.60	28,711.92	30,331.52	92,032.53
3	Net Profit / (Loss) for the period before tax (after Exceptional and/or Extraordinary items)	1,619.60	28,711.92	30,331.52	92,032.53
4	Net Profit / (Loss) for the period after tax (after Exceptional and/or Extraordinary items)	1,160.02	21,507.06	22,667.08	69,926.66
5	Total Comprehensive Income/ (Loss) for the period (Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income/ (Loss) (after tax))	(1,97,967.93)	32,213.99	(1,65,751.95)	(3,22,759.29)
6	Paid up Equity Share Capital	10,100.00	10,100.00	10,100.00	10,100.00
7	Reserves (excluding Revaluation Reserve)	57,05,914.13	59,03,882.07	57,05,914.13	58,71,668.08
8	Net worth	57,16,014.13	59,13,982.07	57,16,014.13	58,81,768.08
9	Paid up Debt Capital / Outstanding Debt	58,82,722.02	51,74,086.08	58,82,722.02	52,71,926.60
10	Outstanding Redeemable Preference Shares	-	-	-	-
11	Debt Equity Ratio	1.03	0.87	1.03	0.90
12	Earnings Per Share (of Rs. 100/- each) -				
	1. Basic:	1.15	21.29	22.44	69.23
	2. Diluted:	1.15	21.29	22.44	69.23
13	Capital Redemption Reserve	-	-	-	-
14	Debenture Redemption Reserve	-	-	-	-
15	Debt Service Coverage Ratio	-	-	-	-
16	Interest Service Coverage Ratio	-	-	-	-
17	Current Ratio	35.86	4.46	35.86	4.45
18	Long term debt to working capital	0.43	0.40	0.43	0.41
19	Bad debt to account receivable ratio	-	-	-	-
20	Current liability ratio	0.04	0.34	0.04	0.33
21	Total debt to total asset ratio	0.41	0.30	0.41	0.31
22	Debtors turnover ratio	NA	NA	NA	NA
23	Inventory turnover ratio	NA	NA	NA	NA
24	Operating margin (%)	NA	NA	NA	NA
25	Net profit margin (%)	NA	NA	NA	NA
26	Sector specific applicable ratios, if applicable	NA	NA	NA	NA



NOTES :

1	The above Financial results have been prepared as per the SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015 and have been approved by the Board of Directors at its meeting held on December 27, 2022.
2	The above is an extract of the detailed format of quarter ended financial results filed with the BSE Limited under Regulation 52 of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015. The full format of the quarter ended financial results are available on the websites of the BSE Limited.
3	For the Items referred in sub-clauses (a), (b), (d) and (e) of the Regulation 52 (4) of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015, the pertinent disclosures have been made to the BSE Limited and can be accessed on the www.bseindia.com .
4	The Company is primarily engaged in a single segment viz. real estate related activities and therefore the segment reporting is not applicable.
5	The consolidation was applicable to the Company from the period ended on 31st March, 2022. Hence, the comparative consolidated figures for the quarter ended on 30th June <i>Sept</i> 2021 and half year ended on September 30, 2021 not prepared and forms part of this results.
6	The figures for the corresponding previous period have been regrouped / restated wherever necessary, to make them comparable.

For and on behalf of the Board of Directors of
Kumar Housing Township Private Limited

Manish Jain
Director



Place : Pune

Date : December 27, 2022

Kumar Housing Township Private Limited
Formerly known as Krishcon Publication India Private Limited
Regd. Office : 2413, Kumar Capital, East Street, Camp, Pune MH - 411001
CIN:U45100PN2017PTC170130

AUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED ON SEPTEMBER 30, 2022

(Amount in INR Thousand, unless otherwise stated)

Sr. No.	Particulars	Current three months ended September 30, 2022 (Audited)	Current three months ended June 30, 2022 (Unaudited)	Current six months ended September 30, 2022 (Audited)	Previous year ended March 31, 2022 (Audited)
1	Income				
a)	Revenue from operations (net)	-	-	-	-
b)	Other income	18,983.55	36,738.48	55,722.03	1,55,775.03
	Total Income (I)	18,983.55	36,738.48	55,722.03	1,55,775.03
2	Expenses				
a)	Cost of residential unit sold	-	-	-	-
b)	Employee benefits expense	-	-	-	-
c)	Depreciation	28.01	109.36	137.37	171.27
d)	Finance costs	8.46	0.88	9.34	137.82
e)	Other expenses	17,327.48	7,916.32	25,243.80	63,433.41
	Total expenses (II)	17,363.95	8,026.56	25,390.51	63,742.50
4	Profit / (Loss) before tax [(I) - (II)]	1,619.60	28,711.92	30,331.52	92,032.53
5	Tax expenses				
a)	Current tax	491.56	7,210.33	7,701.89	27,117.13
b)	Deferred tax	(31.96)	(5.47)	(37.45)	(11.25)
6	Total tax surplus/ (expense)	459.58	7,204.86	7,664.44	22,105.87
7	Profit / (Loss) for the period	1,160.02	21,507.06	22,667.08	69,926.66
	Other Comprehensive Income				
	Items that will not be reclassified subsequently to profit or loss:				
	- Income tax relating to these items	94,561.58	(3,761.89)	90,799.69	1,37,984.79
	Other Comprehensive Income/ (Loss) for the year, net of tax	(1,99,127.95)	10,706.93	(1,88,421.03)	(3,92,725.95)
	Total Comprehensive Income/ (Loss) for the period	(1,97,967.93)	32,213.99	(1,65,753.95)	(3,22,799.29)
8	Paid-up equity share capital (Face value of Rs. 10/- each)	10,100.00	10,100.00	10,100.00	10,100.00
9	Total debt capital [Refer Note 2 (a)]	58,82,722.02	51,74,086.08	58,82,722.02	52,71,526.60
10	Reserves excluding revaluation reserves [Refer Note 2 (a)]	57,05,914.13	59,03,882.07	57,05,914.13	58,71,668.08
11	Debt redemption reserve	-	-	-	-
12	Networth [Refer Note 2 (b)]	57,16,014.13	59,13,982.07	57,16,014.13	58,81,768.08
13	Earning per share (not annualised)				
	- Basic (in INR)	1.15	21.29	22.44	69.23
	- Diluted (in INR)	1.15	21.29	22.44	69.23
14	Debt equity ratio [Refer Note 2 (c)]	1.03	0.87	1.03	0.90
15	Debt service coverage ratio [Refer Note 2 (d)]	-	-	-	-
16	Interest service coverage ratio [Refer Note 2 (e)]	-	-	-	-
17	Current Ratio (no. of times) [Refer Note 2 (f)]	35.86	4.46	35.66	4.45
18	Long term debt to working capital (no. of times) [Refer Note 2 (g)]	0.43	0.40	0.43	0.41
19	Bad debt to account receivable ratio (no. of times) [Refer Note 2 (h)]	-	-	-	-
20	Current liability ratio (no. of times) [Refer Note 2 (i)]	0.04	0.34	0.04	0.33
21	Total debt to total asset ratio (no. of times) [Refer Note 2 (j)]	0.41	0.30	0.41	0.31
22	Debtors turnover ratio (not annualised) (no. of times) [Refer Note 2 (k)]	NA	NA	NA	NA



23	Inventory turnover ratio (not annualised) (no. of times) [Refer Note 2 (l)]	NA	NA	NA	NA
24	Operating margin (%) [Refer Note 2 (m)]	NA	NA	NA	NA
25	Net profit margin (%) [Refer Note 2 (n)]	NA	NA	NA	NA
26	Sector specific applicable ratios, if applicable	NA	NA	NA	NA

For and on behalf of the Board of Directors of
Kumar Housing Township Private Limited

Manish Jain
Director




Place : Pune

Date : December 27, 2022


3	The operating segments have been identified on the basis of the business activities from which the Company earns revenue and incurs expenses and whose operating results are reviewed by the Chief Operating Decision Maker of the Company to make decisions about the resources to be allocated and assess performance and for which discrete financial information is available. The Company has only one reportable segment namely Real estate.
4	Status of investors complaints (Nos) - Received during the period (Nil); Disposed off during the period (Nil); Closing balance as on September 30, 2022 (Nil).
5	The weighted average number of equity shares outstanding during the period has been considered for calculating the basic and diluted earnings per share in accordance with Ind AS-33 "Earnings per share".
6	The terms for payments of interest/repayment of principal will be as per the Debenture Trust Deed dated January 21, 2021 read together with first amendment agreement dated March 17, 2021, second amendment agreement dated August 27, 2021 and letter dated January 21, 2022. The debentures are non interest bearing. The MCDs are redeemable in 4 equal instalments commencing from 51st month from the disbursement along with redemption premium to be calculated @ 16% IRR.
7	The terms for payments of interest/repayment of principal will be as per the Debenture Trust Deed dated March 15, 2021. The debentures are non interest bearing. The MCDs are redeemable on the 30th day from the occurrence of Redemption Event along with redemption premium to be calculated @ 15% IRR.
8	Figures pertaining to previous period have been regrouped or reclassified, wherever necessary, to conform to the classification adopted in the current period.

Place : Pune

Date : December 27, 2022



For and on behalf of the Board of Directors of
Kumar Housing Township Private Limited



Manish Jain
Director

Kumar Housing Township Private Limited
Formerly known as Krishnra Publication India Private limited
Regd. Office : 2413, Kumar Capital, East Street, Camp, Pune MH - 411001
CIN:U45100PN20L7PTCL70130

AUDITED CONSOLIDATED STATEMENT OF ASSETS AND LIABILITIES AS AT SEPTEMBER 30, 2022

		Amount in INR Thousand, unless otherwise stated	
Sr. No.	Particulars	As at September 30, 2022	As at March 31, 2022
		(Audited)	(Audited)
I.	Assets		
1	Non-current assets		
a)	Property, plant and equipment	1,676.11	1,339.48
b)	Investment properties	-	-
c)	Goodwill	-	-
d)	Financial assets	-	-
i)	Deferred Tax Assets (Net)	4,24,198.38	3,51,042.27
e)	Other non-current assets	6,808.34	6,808.34
		4,32,632.83	3,59,190.09
2	Current assets		
a)	Inventories	1,30,53,197.64	1,28,83,194.36
b)	Financial assets		
i)	Trade receivables	13,095.38	13,095.38
ii)	Cash and cash equivalents	5,01,610.53	1,11,172.24
iii)	Other financial assets	-	-
c)	Loans & advances	65,843.48	67,078.16
d)	Other current assets	1,03,513.95	36,99,102.06
		1,39,37,260.98	1,67,73,642.30
	TOTAL	1,43,69,893.81	1,71,32,832.39
II.	Equity and liabilities		
1	Equity		
a)	Equity share capital	10,100.00	10,100.00
b)	Other equity	57,05,914.13	58,71,668.08
		57,16,014.13	58,81,768.08
2	Non-current liabilities		
a)	Financial liabilities		
i)	Borrowings	58,82,722.62	52,71,926.60
ii)	Other financial liabilities	-	-
iii)	Other non-current liabilities	23,82,511.25	22,11,656.64
iv)	Deferred tax liabilities (net)	-	-
		82,65,233.27	74,83,583.24
3	Current liabilities		
a)	Financial liabilities		
i)	Borrowings	-	-
ii)	Trade payables	28,954.76	9,397.83
iii)	Other financial liabilities	-	-
b)	Employee benefit obligations	-	-
c)	Other current liabilities	3,57,987.62	37,57,798.31
d)	Provision	1,704.03	281.90
		3,88,646.41	37,67,481.09
	TOTAL	1,43,69,893.81	1,71,32,832.39



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CIN:U45100PN2017PTC170130

AUDITED CONSOLIDATED CASH FLOW STATEMENT AS AT SEPTEMBER 30, 2022

(Amount in INR Thousand, unless otherwise stated)

Sr. No.	Particulars	As at September 30, 2022
		(Audited)
A	Cash flow from operating activities	
	Profit before tax	30,331.52
	Adjustments for:	
	Depreciation and amortization expenses	137.37
	Finance cost	-
	Interest income	(55,722.03)
	Liabilities written back	-
	Provision for doubtful debts	-
	Fair value gain/loss on financial instruments at fair value through profit or loss	(1,88,520.95)
	Operating loss before working capital changes	(2,13,774.09)
	Changes in working capital:	
	Decrease/ (Increase) in Other non-current financial assets	-
	Decrease/ (Increase) in Other non-current assets	(73,156.11)
	Decrease/ (Increase) in Inventories	(1,70,003.28)
	Decrease/ (Increase) in Trade receivables	-
	Decrease/ (Increase) in Other current financial assets	1,234.68
	Decrease/ (Increase) in Other current assets	38,95,588.11
	Increase/ (Decrease) in Other non-current liabilities	7,81,650.03
	Increase/ (Decrease) in Employee benefit obligations	-
	Increase/ (Decrease) in Trade payables	19,556.88
	Increase/ (Decrease) in Other financial liabilities	-
	Increase/ (Decrease) in Other current liabilities	(33,98,391.55)
	Cash generated used in operations	3,42,704.68
	Income tax paid	(7,701.89)
	Net cash flows used in operating activities (A)	3,35,002.79
B	Cash flow from Investing activities	
	Payment for property, plant and equipment and intangible assets	(285.63)
	Net proceeds from fixed deposits	-
	Interest received	55,722.03
	Net cash flow from investing activities (B)	55,435.40
C	Cash flow from Financing activities	
	Proceeds from issuance of equity share capital	-
	Repayment of borrowings (Net)	-
	Interest paid	-
	Net cash flow from financing activities (C)	-
	Net increase in cash and cash equivalents (A+B+C)	3,90,438.19
	Cash and cash equivalents at the beginning of the year	1,11,172.34
	Cash and cash equivalents at the end of the year	5,01,610.53



Cash and cash equivalents comprise

Balances with banks

On current accounts

5,01,545.70

Fixed deposits with maturity of less than 3 months

-

Cash on hand

64.83

Total cash and bank balances at end of the year

5,01,610.53

For and on behalf of the Board of Directors of
Kumar Housing Township Private Limited



Place : Pune

Manish Jain
Director

Annexure A

Certificate for asset cover in respect of listed debt securities of the Company

To,
Kumar Housing Township Private Limited,
2413, Kumar Capital, East Street, Camp, Pune -411001

Based on examination of books of accounts and other relevant records/documents, we hereby certify that:

- a) The Company has vide its Board Resolution and Information memorandum/ offer document and under various Debenture Trust Deeds, has issued the following listed debt securities:

ISIN	Private Placement	Sanctioned Amount
INE0H2C0S018	Private	Rs. 49,00,00,000/-

- b) Asset Cover for listed debt securities:

- The financial information as on 30/09/2022 has been extracted from the books of accounts for the period ended 30/09/2022 and other relevant records of the Company;
- The assets of the Company provide coverage of Nil times of the interest and principal amount, which is in accordance with the terms of issue/ debenture trust deed (calculation as per statement of asset cover ratio for the Secured debt securities - table - I)
- The total assets of the Company provide coverage of 5.94 times of the principal, which is in accordance with the terms of issue (calculation as per statement of asset coverage ratio available for the unsecured debt securities - table - II) (as per requirement of Regulation 54 read with Regulation 56(1)(d) of LODR Regulations).

Table - I:

Sr. No.	Particulars		Amount
i.	Total assets available for secured Debt Securities' - (secured by either pari passu or exclusive charge on assets) (mention the share of Debt Securities' charge holders)	A	
	• Property Plant & Equipment (Fixed assets) - movable/immovable property etc.		Nil
	• Loans /advances given (net of provisions, NPAs and sell down portfolio), Debt Securities, other credit extended etc.		Nil
	• Receivables including interest accrued on Term loan/ Debt Securities etc.		Nil
	• Investment(s)		Nil
	• Cash and cash equivalents and other current/ Non-current assets		Nil
ii.	Total borrowing through issue of secured Debt Securities (secured by either pari passu or exclusive charge on assets)	B	
	• Debt Securities (Provide details as per table below)		49,00,00,000
	• IND - AS adjustment for effective Interest rate on secured Debt Securities		Nil
	• Interest accrued/payable on secured Debt Securities		Nil
iii.	Asset Coverage Ratio (100% or higher as per the terms of offer document/information memorandum/ debenture trust deed)	(A/B)	Nil



ISIN wise details

S. No	ISIN	Facility	Type of charge	Sanctioned Amount	Outstanding Amount As on 30/09/2022	Cover Required	Assets Required
1.	INE0H2C08018	Unsecured Rated Listed Non-Convertible Debentures	Not Applicable as Unsecured Debentures	49,00,00,000	49,00,00,000	Not Applicable as Unsecured Debentures	Not Applicable as Unsecured Debentures
	Grand Total			49,00,00,000	49,00,00,000		

Table - II

SN	Particulars		Amount
I.	Net assets of the Company available for unsecured lenders (Property Plant & Equipment (excluding intangible assets and prepaid expenses) + Investments + Cash & Bank Balances + Other current/ Non-current assets excluding deferred tax assets (-) Total assets available for secured lenders/creditors on pari passu/exclusive charge basis under the above heads (-) unsecured current/ non-current liabilities (-) interest accrued/ payable on unsecured borrowings)	A	6,36,27,50,045.15 /-
II.	Total Borrowings (unsecured)	B	
	Term loan		0
	Non-convertible Debt Securities		1,07,09,34,295.40/-
	CC/ OD Limits		0
	Other Borrowings		0
	IND - AS adjustment for effective Interest rate on unsecured borrowings		0
III.	Assets Coverage Ratio (100% or higher as per the terms of Offer Document/Information Memorandum/ Debenture Trust Deed)	(A/B)	594%

- c) Compliance of all the covenants/terms of the issue in respect of listed debt securities of the Company

We have examined the compliances made by the Company in respect of the covenants/terms of the issue of the listed debt securities (NCD's) and certify that the covenants/terms of the issue have been complied by the Company.



Annexure B:

Statement on Consolidated financial results referred to in Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the Half Year ended 30th Sept. 2022.

Sr. No	Particulars	Disclosures	
		For the Half Year ended 30 th Sept. 2022	For Quarterly ended 30 th June. 2022
1	Asset cover available	6,36,27,50,045.15	6,59,70,02,130.71

Sr. No.	Particulars	For the Half Year ended 30 th Sept. 2022	For Quarterly ended 30 th June. 2022
a)	Debt Equity Ratio	1.03: 1	0.87 : 1
b)	Debt Service coverage Ratio (EBIT/Interest Expenses+ loan Repayments)	Not Applicable	Not Applicable
c)	Interest service coverage Ratio (EBIT/Interest Expenses)	Not Applicable	Not Applicable
e)	Capital Redemption Reserves	Not Applicable	Not Applicable
f)	Debenture Redemption Ratio	Not Applicable	Not Applicable
g)	Net worth (Rs. In Thousand)	57,16,014.13	59,13,982.07
h)	Net profit after tax (Rs. In Thousand)	(1,65,753.95)	32,213.99
i)	Earnings per share	22.44	21.29
j)	Current Ratio	35.86:1	4.46:1
k)	Long term debt to working capital	0.43 :1	0.40 :1
l)	Bad debt to Account Receivable Ratio	Not Applicable	Not Applicable
m)	Current Liability Ratio	0.04: 1	0.34: 1
n)	Total debt to Assets	0.41:1	0.30:1
o)	Debtor Turnover	Not Applicable	Not Applicable
p)	Inventory Turnover	Not Applicable	Not Applicable
q)	Operating Margin	Not Applicable	Not Applicable
r)	Net Profit Margin	Not Applicable	Not Applicable
s)	Sector Specific Equivalent Ratios, As applicable	Not Applicable	Not Applicable





Independent auditor's report on the half year Standalone financial results pursuant to the regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, for companies (other than banks, NBFCs and insurance companies).

INDEPENDENT AUDITOR'S REPORT

**To the Board of Directors of Kumar Housing Township Private Limited.
Report on the Audit of Standalone Financial Results**

Opinion

We have audited the Standalone half yearly financial results of Kumar Housing Township Private Limited for the half yearly ended 30th September 2022 attached herewith, the Statement being submitted by the Company pursuant to the requirement of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("The Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial results are presented in accordance with the requirements of regulation 52 of the Listing Regulations in this regard; and Give a true and fair view in conformity with the applicable accounting standards, and other accounting principles generally accepted in India, of net profit/ loss and other comprehensive income and other financial information of the company for the half year ended 30th September 2022.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013 ("Act"). Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Results section of our report. We are independent of the company, in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules there under, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us and other auditors in terms of their reports referred to in "Other Matter" paragraph below, is sufficient and appropriate to provide a basis for our opinion.

Board of Directors' Responsibilities for the Financial Results.

These financial results have been prepared on the basis of the annual financial statements. The Company's Board of Directors are responsible for the preparation and presentation of these financial results that give a true and fair view of the net profit/ loss



and other comprehensive income and other financial information of the company in accordance with the Indian Accounting Standards prescribed under Section 133 of the Act read with relevant rules issued there under and other accounting principles generally accepted in India and in compliance with regulation 52 of the Listing Regulations. The Board of Directors of the companies are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the company for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial results that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the financial results by the Directors of the Company, as aforesaid.

In preparing the financial results, the Board of Directors of the companies are responsible for assessing the ability of the company to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate or to cease operations, or has no realistic alternative but to do so.

The Board of Directors of the companies are responsible for overseeing the financial reporting process of company.

Auditor's Responsibilities for the Audit of the Financial Results

Our objectives are to obtain reasonable assurance about whether the financial results as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial results. As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial results, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3) (i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.



- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the company to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial results, including the disclosures, and whether the financial results represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial results/ financial information of the company to express an opinion on the Financial Results. We are responsible for the direction, supervision and performance of the audit of financial information of such entities included in the financial results of which we are the independent auditors. For the other entities included in the Financial Results, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

We communicate with those charged with governance of the Company included in the financial results of which we are the independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

For SPAK & Co
Chartered Accountants
FRN. 139877W

Patil

Shivraj Patil
Partner
M.No.138320
Date: 27/12/2022
Place: Pune
UDIN: 22138320BGHKOY9058



Kumarhousing Township Private Limited
Formerly known as Krishcon Publication India Private Limited
Regd. Office : 2413, Kumar Capital, East Street, Camp, Pune MH - 411001
CIN:U65100PM2017PTC070130

AUDITED STANDALONE FINANCIAL STATEMENTS FOR THE QUARTER AND HALF YEAR ENDED SEPTEMBER 30, 2022

(Amount in INR Thousand, unless otherwise stated)

Sr. No.	Particulars	Current three months ended September 30, 2022	Current three months ended June 30, 2022	Corresponding three months ended September 30, 2021	Current six months ended September 30, 2022	Corresponding six months ended September 30, 2021	Previous year ended March 31, 2022
		(Audited)	(Unaudited)	(Unaudited)	(Audited)	(Unaudited)	(Audited)
1	Income						
a)	Revenue from operations (net)	-	-	-	-	-	-
b)	Other income	18,983.55	35,124.08	38,604.04	55,722.03	77,495.52	1,55,775.00
	Total Income (I)	18,983.55	35,124.08	38,604.04	55,722.03	77,495.52	1,55,775.00
2	Expenses						
a)	Cost of residential unit sold	-	-	-	-	-	-
b)	Employee benefits expense	-	-	-	-	-	-
c)	Depreciation	25.01	96.50	9.37	124.51	18.75	120.35
d)	Finance costs	8.46	0.05	-	8.51	-	137.52
e)	Other expenses	16,953.07	7,916.32	27,821.71	24,849.39	46,131.73	63,433.44
	Total expenses (II)	16,986.54	8,012.87	27,831.08	24,982.41	46,150.48	63,691.31
3	Profit / (Loss) before tax (III) - (II)	2,014.01	27,125.61	10,772.96	30,739.62	31,345.04	92,083.69
4	Tax expenses						
a)	Current tax	491.56	7,210.33	3,137.09	7,701.89	5,481.29	22,117.13
b)	Deferred tax	(31.08)	(5.60)	6.73	(37.58)	1.45	(17.67)
	Total tax surplus/ (expense)	459.58	7,204.73	3,143.82	7,664.31	5,482.74	22,099.46
5	Profit / (Loss) for the period	1,554.43	21,520.88	7,635.15	23,075.31	25,862.29	69,984.04
6	Other Comprehensive Income						
	Items that will not be reclassified subsequently to profit or loss:						
	- Income tax relating to these items	(2,25,118.85)	14,468.82	-	(2,81,050.09)	-	(5,10,710.24)
	- Other Comprehensive Income/ (Loss) for the year, net of tax	76,990.90	(3,761.08)	-	73,229.21	-	1,37,064.75
	Total Comprehensive Income/ (Loss) for the period	(2,17,573.52)	21,227.62	7,635.15	(1,85,345.72)	25,862.29	(3,22,741.96)
7	Paid-up equity share capital (Face value of Rs. 10/- each)	10,100.00	10,100.00	10,100.00	10,100.00	10,100.00	10,100.00
8	Total debt capital [Refer Note 2 (a)]	53,82,722.02	51,74,066.08	38,65,000.00	53,82,722.02	38,65,000.00	52,71,926.58
9	Reserves excluding revaluation reserves [Refer Note 2 (a)]	-10,76,509.34	-8,58,935.82	13,340.36	-10,76,509.34	13,340.36	-8,31,353.63
10	Share premium reserve	-	-	-	-	-	-
11	Networth [Refer Note 2 (b)]	-10,66,409.34	-8,48,835.82	23,440.36	-10,66,409.34	23,440.36	-8,31,063.63
12	Earning per share (not annualised):						
	- Basic (in INR)	1.54	21.31	7.56	22.85	25.81	69.29
	- Diluted (in INR)	1.54	21.31	7.56	22.85	25.81	69.29
13	Debt equity ratio [Refer Note 2 (c)]	(5.05)	(6.10)	164.89	(5.05)	164.89	(5.98)
14	Debt service coverage ratio [Refer Note 2 (d)]	-	-	-	-	-	-
15	Interest service coverage ratio [Refer Note 2 (e)]	-	-	-	-	-	-
16	Current Ratio (no. of times) [Refer Note 2 (f)]	2.25	1.12	203.32	2.25	203.32	1.12
17	Long term debt to working capital (no. of times) [Refer Note 2 (g)]	14.85	11.73	1.02	14.85	1.02	12.56
18	Bad debt to account receivable ratio (no. of times) [Refer Note 2 (h)]	-	-	-	-	-	-
19	Current liability ratio (no. of times) [Refer Note 2 (i)]	0.04	0.32	0.01	0.04	0.01	0.32
20	Total debt to total asset ratio (no. of times) [Refer Note 2 (j)]	0.77	0.51	0.99	0.77	0.99	0.52
21	Debtors turnover ratio (not annualised) (no. of times) [Refer Note 2 (k)]	NA	NA	NA	NA	NA	NA
22	Inventory turnover ratio (not annualised) (no. of times) [Refer Note 2 (l)]	NA	NA	NA	NA	NA	NA
23	Operating margin (%) [Refer Note 2 (m)]	NA	NA	NA	NA	NA	NA
24	Net profit margin (%) [Refer Note 2 (n)]	NA	NA	NA	NA	NA	NA
25	Sector specific applicable ratios, if applicable	NA	NA	NA	NA	NA	NA



NOTES :

1	The above Financial results have been prepared as per the SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015 and have been approved by the Board of Directors at its meeting held on December 27, 2022.
2	The above is an extract of the detailed format of quarter ended financial results filed with the BSE Limited under Regulation 52 of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015. The full format of the quarter ended financial results are available on the websites of the BSE Limited.
3	For the items referred in sub-clauses (a), (b), (d) and (e) of the Regulation 52 (4) of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015, the pertinent disclosures have been made to the BSE limited and can be accessed on the www.bseindia.com .
4	The Company is primarily engaged in a single segment viz. real estate related activities and therefore the segment reporting is not applicable.
5	The figures for the corresponding previous period have been regrouped / restated wherever necessary, to make them comparable.

Place : Pune

Date : December 27, 2022

For and on behalf of the Board of Directors of
Kumar Housing Township Private LimitedManish Jain
Director

Statement referred to in Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Sr. No.	Particulars	Disclosures		
1	Credit rating (if any)	The NCDs issued by the company to the tune of Rs. 49 crores were given credit rating of CARE B; Stable (Single B : Outlook Stable) (dated March 01, 2022)		
2(a)	Asset cover available - Debentures bearing scrip number: INE0H2C08018	The non-interest bearing rated, listed, redeemable, non-convertible debentures of the Company of Face Value Rs. 1,000 each aggregating to Rs. 49,00,00,000 as on September 30, 2022 are unsecured		
2(b)	Asset cover available - Debentures bearing scrip number: INE0H2C07028	The non-interest bearing unlisted, secured, redeemable, non-convertible debentures of the Company of Face Value Rs. 1,000 each aggregating to Rs. 3,50,00,00,000 as on September 30, 2022 are secured by way of charge on the identified project land, FS in respect thereof, units to be constructed on the project land and all other rights incidental thereto and the receivables arising from the project and on all the bank accounts opened in relation to the project.		
3	Previous due date for payment interest/repayment of principal of non-convertible debt securities and whether the same has been paid or not	Name of NCD	Interest/repayment due	Interest/repayment on
		350 crores	Refer Note 6	Refer Note 6
		49 crores	Refer Note 7	Refer Note 7
4	Next due date for payment of interest / repayment of principal along with amount of interest of NCD payable and redemption amount	Name of NCD	Interest	Principal
		350 crores	Refer Note 6	Refer Note 6
		49 crores	Refer Note 7	Refer Note 7
NOTES TO THE FINANCIAL RESULTS:				
1	The above financial results have been prepared as per the SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015 and approved by the Board of Directors at its meeting held on December 27, 2022.			
2	Formula used for computation of ratios:			
	a) Paid up debt capital represents - "Secured and unsecured non-convertible redeemable debentures issued"			
	b) Networth = (Share capital + Reserves)			



	c) Debt equity ratio = Debt / Shareholders' fund where, Debt = Total secured and unsecured Debentures, and Shareholders' fund = Equity share capital + reserves and
	d) Debt service coverage ratio = Earnings before Interest and tax / (Interest + Principal repayment during the period excluding bank overdraft).
	e) Interest service coverage ratio = Earnings before interest and tax / Interest Expenses.
	f) Current Ratio = Current Assets / Current Liabilities
	g) Long term debt to working capital = Long term debt / Net working Capital where, Long term debt = Long term borrowings including Debentures and Net Working Capital = Current Assets - Current Liabilities
	h) Bad debt to account receivable ratio = Bad Debts / Average Trade Receivable
	i) Current Liability ratio = Current Liabilities / Total Liabilities
	j) Total debt to total asset ratio = Total Debt / Total Assets where Total debt = Total secured and unsecured Debentures.
	k) Debtors turnover ratio = Revenue from operations / Average Trade Receivable
	l) Inventory Turnover ratio = Revenue from operations / Average Inventories
	m) Operating margin (%) = Operating Margin / Revenue from Operations where, Operating margin = Profit before Finance Cost, Fair value (gain)/ loss on financial instruments at fair value through profit or loss, Tax and Exceptional items (less) other income
	n) Net profit margin (%) = Profit or (loss) after tax / revenue from Operations
	o) Reserves excluding revaluation reserves = Other Equity
3	The operating segments have been identified on the basis of the business activities from which the Company earns revenue and incurs expenses and whose operating results are reviewed by the Chief Operating Decision Maker of the Company to make decisions about the resources to be allocated and assess performance and for which discrete financial information is available. The Company has only one reportable segment namely Real estate.
4	Status of investors complaints (Nos) : Received during the period (Nil); Disposed off during the period (Nil); Closing balance as on September 30, 2022 (Nil).
5	The weighted average number of equity shares outstanding during the period has been considered for calculating the basic and diluted earnings per share in accordance with Ind AS-33 "Earnings per share".
6	The terms for payments of interest/repayment of principal will be as per the Debenture Trust Deed dated January 21, 2021 read together with first amendment agreement dated March 17, 2021, second amendment agreement dated August 27, 2021 and letter dated January 21, 2022. The debentures are non interest bearing. The NCDs are redeemable in 4 equal instalments commencing from 51st month from the disbursement along with redemption premium to be calculated @ 16% IRR.
7	The terms for payments of interest/repayment of principal will be as per the Debenture Trust Deed dated March 15, 2021. The debentures are non interest bearing. The NCDs are redeemable on the 30th day from the occurrence of Redemption Event along with redemption premium to be calculated @ 25% IRR.
8	Figures pertaining to previous period have been regrouped or reclassified, wherever necessary, to conform to the classification adopted in the current period.

For and on behalf of the Board of Directors of
Kumar Housing Township Private Limited



Manish Jain
Director

Place : Pune
Date : December 27, 2022

Kumar Housing Township Private Limited
Formerly known as Kilsheen Publication India Private Limited
Regd. Office : 2413, Kumar Capital, East Street, Camp, Pune MH - 411001
CIN U45103PN2017PTC170130

AUDITED STANDALONE STATEMENT OF ASSETS AND LIABILITIES AS AT SEPTEMBER 30, 2022

(Amount in INR Thousand, unless otherwise stated)

Sr. No.	Particulars	As at September 30, 2022 (Audited)	As at March 31, 2022 (Audited)
I.	Assets		
1	Non-current assets		
a)	Property, plant and equipment	1,492.49	1,193.02
b)	Investment properties	-	-
c)	Goodwill	-	-
d)	Financial assets	-	-
e)	Investments	57,41,610.92	57,41,610.92
e)	Deferred Tax Assets (Net)	4,06,474.81	3,33,316.57
e)	Other non-current assets	1,55,808.34	1,06,806.34
		63,36,386.56	61,87,930.85
2	Current assets		
a)	Inventories	3,19,374.68	1,35,678.96
b)	Financial assets	-	-
i)	Trade receivables	-	-
ii)	Cash and cash equivalents	1,090.83	1,10,701.84
iii)	Other financial assets	-	-
c)	Loans & advances	65,843.48	67,073.16
d)	Other current assets	2,66,976.84	36,52,564.95
		6,53,285.86	39,80,023.91
	TOTAL	69,89,672.44	1,01,67,954.76
II.	Equity and liabilities		
1	Equity		
a)	Equity share capital	10,100.00	10,100.00
b)	Other equity	(10,76,509.34)	(9,91,163.63)
		(10,66,409.34)	(8,81,063.63)
2	Non-current liabilities		
a)	Financial liabilities		
i)	Borrowings	53,82,722.02	52,71,925.59
ii)	Other financial liabilities	-	-
iii)	Other non-current liabilities	23,82,511.25	22,11,655.64
iv)	Deferred tax liabilities (net)	-	-
		77,65,233.27	74,83,581.23
3	Current liabilities		
a)	Financial liabilities		
i)	Borrowings	-	-
ii)	Trade payables	27,169.14	7,632.27
iii)	Other financial liabilities	-	-
b)	Employee benefit obligations	-	-
c)	Other current liabilities	2,61,575.34	35,52,538.00
d)	Provision	1,704.63	254.90
		2,90,848.51	35,60,435.17
	TOTAL	69,89,672.44	1,01,67,954.76

For and on behalf of the Board of Directors of
Kumar Housing Township Private Limited



Manish Jain
Director

Place : Pune
Date : December 27, 2022

Kumar Housing Township Private Limited
Formerly known as Krishcon Publication India Private Limited
Regd. Office : 2413, Kumar Capital, East Street, Camp, Pune MH - 411001
CIN:U45100PH2017PTC170130

AUDITED STANDALONE CASH FLOW STATEMENT AS AT SEPTEMBER 30, 2022

[Amount in INR Thousand, unless otherwise stated]

Sr. No.	Particulars	As at September 30, 2022	As at September 30, 2021
		(Audited)	(Unaudited)
A	Cash flow from operating activities		
	Profit before tax	30,739.62	31,345.04
	Adjustments for:		
	Depreciation and amortization expenses	124.53	18.75
	Finance cost	-	-
	Interest income	(55,722.03)	(77,455.52)
	Miscellaneous	-	-
	Provision for doubtful debts	-	-
	Fair value gain/loss on financial instruments at fair value through profit or loss	(2,08,507.95)	-
	Operating loss before working capital changes	(2,33,365.84)	(46,131.73)
	Changes in working capital:		
	Decrease/ (increase) in Other non-current financial assets	-	-
	Decrease/ (increase) in Other non-current assets	(1,53,156.24)	-
	Decrease/ (increase) in Inventories	(1,79,693.72)	(61,962.18)
	Decrease/ (increase) in Loans & advances	1,234.68	(10,710.77)
	Decrease/ (increase) in Other current financial assets	-	-
	Decrease/ (increase) in Other current assets	33,95,548.11	(94,251.45)
	Increase/ (Decrease) in Other non-current liabilities	2,81,650.04	-
	Increase/ (Decrease) in Employee benefit obligations	-	-
	Increase/ (Decrease) in Trade payables	19,556.87	9,896.01
	Increase/ (Decrease) in Other financial liabilities	-	-
	Increase/ (Decrease) in Other current liabilities	(32,89,143.53)	(1,647.44)
	Cash generated used in operations	(1,57,831.63)	(2,04,821.52)
	Income tax paid	(7,701.89)	(5,481.29)
	Net cash flows used in operating activities (A)	(1,65,533.52)	(2,10,302.81)
B	Cash flow from Investing activities		
	Payment for property, plant and equipment and intangible assets	(299.47)	(34.24)
	Investment in Fixed Deposits	-	(5,639.69)
	Interest received	55,722.03	77,455.52
	Net cash flow from investing activities (B)	55,422.56	70,821.60
C	Cash flow from Financing activities		
	Proceeds from long term borrowings	-	1,25,000.00
	Repayment of borrowings (Net)	-	-
	Interest paid	-	-
	Net cash flow from financing activities (C)	-	1,25,000.00
	Net increase in cash and cash equivalents (A+B+C)	(1,09,610.96)	(14,481.21)
	Cash and cash equivalents at the beginning of the year	1,10,701.84	1,03,600.19
	Cash and cash equivalents at the end of the year	1,090.88	89,118.98
	Cash and cash equivalents comprise		
	Balances with banks		
	On current accounts	1,026.01	89,118.98
	Fixed deposits with maturity of less than 3 months	-	-
	Cash on hand	64.87	-
	Total cash and bank balances at end of the year	1,090.88	89,118.98

For and on behalf of the Board of Directors of
Kumar Housing Township Private Limited



Manish Jain
 Director

Place : Pune
 Date : December 27, 2022

Annexure A

Certificate for asset cover in respect of listed debt securities of the Company

To,

Kumar Housing Township Private Limited,

2413, Kumar Capital, East Street, Camp, Pune -411001

Based on examination of books of accounts and other relevant records/documents, we hereby certify that:

- a) The Company has vide its Board Resolution and Information memorandum/ offer document and under various Debenture Trust Deeds, has issued the following listed debt securities:

ISIN	Private Placement	Sanctioned Amount
INE042CE8018	Private	Rs. 49,00,00,000/-

- b) Asset Cover for listed debt securities:

- The financial information as on 30/09/2022 has been extracted from the books of accounts for the period ended 30/09/2022 and other relevant records of the Company;
- The assets of the Company provide coverage of Nil times of the interest and principal amount, which is in accordance with the terms of issue/ debenture trust deed (calculation as per statement of asset cover ratio for the Secured debt securities - table - I)
- The total assets of the Company provide coverage of 0.38 times of the principal, which is in accordance with the terms of issue (calculation as per statement of asset coverage ratio available for the unsecured debt securities - table - I) (as per requirement of Regulation 54 read with Regulation 56(1)(d) of LODR Regulations).

Table - I:

Sr. No.	Particulars	Amount
	Total assets available for secured Debt Securities' - (secured by either pari passu or exclusive charge on assets) (mention the share of Debt Securities' charge holders)	A
	• Property Plant & Equipment (Fixed assets) - movable/ immovable property etc.	Nil
	• Loans /advances given (net of provisions, NPAs and sell down portfolio), Debt Securities, other credit extended etc.	Nil
	• Receivables including interest accrued on Term loan/ Debt Securities etc.	Nil
	• Investment(s)	Nil
	• Cash and cash equivalents and other current/ Non-current assets	Nil
i.	Total borrowing through issue of secured Debt Securities (secured by either pari passu or exclusive charge on assets)	B
	• Debt Securities (Provide details as per table below)	49,00,00,000
	• IND - AS adjustment for effective Interest rate on secured Debt Securities	Nil
	• Interest accrued/payable on secured Debt Securities	Nil
iii.	Asset Coverage Ratio (100% or higher as per the terms of offer document/information memorandum/ debenture trust deed)	(A/B) Nil



SIN wise details

S. No	ISIN	Facility	Type of charge	Sanctioned Amount	Outstanding Amount As on 30/09/2022	Cover Required	Assets Required
1.	NFOH2C08018	Unsecured Rated Listed Non-Convertible Debentures	Not Applicable as Unsecured Debentures	49,00,00,000	49,00,00,000	Not Applicable as Unsecured Debentures	Not Applicable as Unsecured Debentures
	Grand Total			49,00,00,000	49,00,00,000		

Table - II

SN	Particulars		Amount
i.	Net assets of the Company available for unsecured lenders (Property Plant & Equipment (excluding intangible assets and prepaid expenses) + Investments + Cash & Bank Balances + Other current/ Non-current assets excluding deferred tax assets (-) Total assets available for secured lenders/creditors on pari passu/exclusive charge basis under the above heads (-) unsecured current/ non current liabilities (-) interest accrued/ payable on unsecured borrowings)	A	(40,19,49,857.18)/-
ii.	Total Borrowings (unsecured)	B	
	Term loan		0
	Non-convertible Debt Securities		1,07,09,34,295.00 /-
	CC/ OD Limits		0
	Other Borrowings		0
	IND - AS adjustment for effective interest rate on unsecured borrowings		0
iii.	Assets Coverage Ratio (100% or higher as per the terms of Offer Document/Information Memorandum/ Debenture Trust Deed)	(A/B)	-38%

c) Compliance of all the covenants/terms of the issue in respect of listed debt securities of the Company

We have examined the compliances made by the Company in respect of the covenants/terms of the issue of the listed debt securities (NCD's) and certify that the covenants/terms of the issue have been complied by the Company.



Annexure B

Statement on standalone results referred to in Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the Half Year ended 30th Sept. 2022.

Sr. No	Particulars	Disclosures	
		For the Half Year ended 30 th Sept. 2022	For the quarter ended 30 th June 2022
1	Asset cover available	(40,19,49,857.18)	(14,80,92,187.16)

Sr. No.	Particulars	For the Half Year ended 30 th Sept. 2022	For the quarter ended 30 th June 2022
a)	Debt Equity Ratio	(5.05): 1	(6.10) : 1
b)	Debt Service coverage Ratio (EBIT/Interest Expenses+ loan Repayments)	Not Applicable	Not Applicable
c)	Interest service coverage Ratio (EBIT/Interest Expenses)	Not Applicable	Not Applicable
e)	Capital Redemption Reserves	Not Applicable	Not Applicable
f)	Debenture Redemption Ratio	Not Applicable	Not Applicable
g)	Net worth (Rs. In Thousand)	(10,66,409.34)	(8,48,835.82)
h)	Net profit after tax (Rs. In Thousand)	(1,85,345.72)	32,227.81
i)	Earnings per share	22.85	21.31
j)	Current Ratio	2.25:1	1.12:1
k)	Long term debt to working capital	14.85 :1	11.73:1
l)	Bad debt to Account Receivable Ratio	Not Applicable	Not Applicable
m)	Current Liability Ratio	0.04: 1	0.32: 1
n)	Total debt to Assets	0.77:1	0.51:1
o)	Debtor Turnover	Not Applicable	Not Applicable
p)	Inventory Turnover	Not Applicable	Not Applicable
q)	Operating Margin	Not Applicable	Not Applicable
r)	Net Profit Margin	Not Applicable	Not Applicable
s)	Sector Specific Equivalent Ratios, As applicable	Not Applicable	Not Applicable

