



27th December, 2022

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

Scrip code:973092

Subject: Submission of Unaudited Financial Results along with limited Review Report for the quarter ended June 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 today at 05.30 p.m. and concluded at 7.30 p.m. have approved the Unaudited Standalone and Consolidated Financial Results and Extracts of Financial Results of the Company for the quarter ended on June 30, 2022.

Accordingly, we are enclosing herewith a copy of the Unaudited Standalone and Consolidated Financial Results on basis for the quarter ended June 30, 2022 accompanied with the Limited Review Report by the Statutory Auditors of the Company.

Kindly, take the above on your records and disseminate the same for the information of investors.

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 8888

CIN : U45100PN2017PTC170130



Independent Auditors Limited Review report on the Quarterly unaudited Consolidated financial results of the Company pursuant to the regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

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

We have reviewed the accompanying consolidated quarterly ended 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 Quarter ended June 30, 2022 (the Statement) attached herewith, 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), read with SEBI Circular No. CIR/CFD/CMD1/44/2019 dated March 29, 2019 (the Circular).

The preparation of the statements 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, read with the Circular is the responsibility of the Company's management and has been approved by the Board of Directors of the Company. Our Responsibility is to express a conclusion on the Statement based on our review.

We conducted our review 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 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 provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

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 the applicable Indian Accounting Standards (Ind AS) specified under Section 133 of the Companies Act, 2013, read with relevant rules issued thereunder and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of the Listing Regulation, read with the Circular, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For SPAK & Co.

Chartered Accountants

F.R.N.: 139877W

Shivraj Patil

Partner

Membership No: 138320

Place: Pune

Date: 27/12/2022

UDIN: 22138320BGFR1Z5136



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

UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER JUNE 30, 2022

(Amount in INR Thousand, unless otherwise stated)

Sr. No.	Particulars	Current three months ended June 30, 2022 (Unaudited)	Preceding three months ended March 31, 2022 (Audited)	Previous year ended March 31, 2022 (Audited)
1	Income			
a)	Revenue from operations (net)	-	-	-
b)	Other income	36,738.48	37,198.32	1,55,775.03
	Total Income (I)	36,738.48	37,198.32	1,55,775.03
2	Expenses			
a)	Cost of residential unit sold	-	-	-
b)	Employee benefits expense	-	-	-
c)	Depreciation	109.36	90.67	171.27
d)	Finance costs	0.88	0.12	137.62
e)	Other expenses	7,916.32	(993.41)	63,433.41
	Total expenses (II)	8,026.56	(902.62)	63,742.50
4	Profit / (Loss) before tax [(I) - (II)]	28,711.92	38,100.94	92,032.53
5	Tax expenses			
a)	Current tax	7,210.33	11,094.99	22,117.13
b)	Deferred tax	(5.47)	(20.31)	(11.26)
6	Total tax surplus/ (expense)	7,204.86	11,074.68	22,105.87
7	Profit / (Loss) for the period	21,507.06	27,026.26	69,926.66
	Other Comprehensive Income			
	Items that will not be reclassified subsequently to profit or loss:			
	- Income tax relating to these items	14,468.82	(5,30,710.74)	(5,30,710.74)
		(3,761.89)	1,37,984.79	1,37,984.79
	Other Comprehensive Income/ (Loss) for the year, net of tax	10,706.93	(3,92,725.95)	(3,92,725.95)
	Total Comprehensive Income/ (Loss) for the period	32,213.99	(3,65,699.69)	(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
9	Total debt capital [Refer Note 2 (a)]	51,74,086.08	52,71,926.60	52,71,926.60
10	Reserves excluding revaluation reserves [Refer Note 2 (a)]	59,03,882.07	58,71,568.08	58,71,668.08
11	Debt redemption reserve	-	-	-
12	Networth [Refer Note 2 (b)]	59,13,982.07	58,81,768.08	58,81,768.08
13	Earning per share (not annualised)			
	- Basic (in INR)	21.29	26.76	69.23
	- Diluted (in INR)	21.29	26.76	69.23
14	Debt equity ratio [Refer Note 2 (c)]	0.87	0.90	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)]	4.46	4.45	4.45
18	Long term debt to working capital (no. of times) [Refer Note 2 (g)]	0.40	0.41	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	0.34	0.33	0.33
21	Total debt to total asset ratio (no. of times)	0.30	0.31	0.31
	[Refer Note 2 (ii)]			
22	Debtors turnover ratio (not annualised) (no. of	NA	NA	NA
	times) [Refer Note 2 (k)]			
23	Inventory turnover ratio (not annualised) (no. of	NA	NA	NA
	times) [Refer Note 2 (ii)]			
24	Operating margin (%) [Refer Note 2 (m)]	NA	NA	NA
25	Net profit margin (%) [Refer Note 2 (n)]	NA	NA	NA
26	Sector specific applicable ratios, if applicable	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

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

Sl. No.	Particulars	Disclosures									
1	Credit rating (if any)	The NRI is rated by the company to the tune of Rs. 48 crores and given credit rating of CARE B. Stable (Single B Outlook, Stable) dated March 01, 2022.									
2(a)	Asset cover available - Debentures bearing scrip number: NFCH2(X00118)	The non-interest bearing (fixed, redeemable, non-convertible) debentures of the Company of Face Value Rs. 1,000 each aggregating to Rs. 48,00,00,000 as on June 30, 2022 are unsecured.									
2(b)	Asset cover available - Debentures bearing scrip number: NFCH2(X00702)	The non-interest bearing (fixed, secured, redeemable, non-convertible) debentures of the Company of Face Value Rs. 1,000 each aggregating to Rs. 3,25,00,00,000 as on June 30, 2022 are secured by way of charge on the identified project land > 51 in respect thereof, shall to be constructed on the project and all other rights incidental thereto and the monies arising from the project and 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	<table> <tr> <th>Name of NCD</th><th>Interest / repayment due on</th><th>Interest / repayment on</th></tr> <tr> <td>325 crores</td><td>Refer Note 5</td><td>Refer Note 6</td></tr> <tr> <td>48 crores</td><td>Refer Note 7</td><td>Refer Note 7</td></tr> </table>	Name of NCD	Interest / repayment due on	Interest / repayment on	325 crores	Refer Note 5	Refer Note 6	48 crores	Refer Note 7	Refer Note 7
Name of NCD	Interest / repayment due on	Interest / repayment on									
325 crores	Refer Note 5	Refer Note 6									
48 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	<table> <tr> <th>Name of NCD</th><th>Interest (Rs. In Lacs)</th><th>Principal (Rs. In Lacs)</th></tr> <tr> <td>325 crores</td><td>Refer Note 6</td><td>Refer Note 6</td></tr> <tr> <td>48 crores</td><td>Refer Note 7</td><td>Refer Note 7</td></tr> </table>	Name of NCD	Interest (Rs. In Lacs)	Principal (Rs. In Lacs)	325 crores	Refer Note 6	Refer Note 6	48 crores	Refer Note 7	Refer Note 7
Name of NCD	Interest (Rs. In Lacs)	Principal (Rs. In Lacs)									
325 crores	Refer Note 6	Refer Note 6									
48 crores	Refer Note 7	Refer Note 7									

NOTES TO THE FINANCIAL RESULTS:

- The above Financial results have been prepared as per the SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015 and approved by the Board of Directors at its meeting held on December 27, 2022.
- Formulae Used for computation of ratios:
 - Part of net capital represents - "Secured and unsecured non-convertible redeemable debentures issued"
 - Networth = (Share capital + Reserves)
 - Debt equity ratio = $\frac{\text{Total Debt}}{\text{Shareholders' fund}}$ where, Debt = Total secured and unsecured Debentures, and Shareholders' fund = Equity share capital + reserves and surplus
 - Debt service coverage ratio = $\frac{\text{Earnings before interest and tax (EBIT) + Principal repayment during the period}}{\text{Interest payable during the period}}$
 - Interest service coverage ratio = $\frac{\text{Earnings before interest and tax (EBIT) + Interest Expenses}}{\text{Interest payable during the period}}$
 - Current Ratio = $\frac{\text{Current Assets}}{\text{Current Liabilities}}$
 - Long term debt to working capital = $\frac{\text{Long term debt}}{\text{Net Working Capital}}$ where, Long term debt = Long term borrowings including debentures and Net Working Capital = Current Assets - Current Liabilities
 - Debt to account receivable ratio = $\frac{\text{Debt}}{\text{Average Trade Receivable}}$
 - Current Liability ratio = $\frac{\text{Current Liabilities}}{\text{Total Liabilities}}$
 - Total debt to total asset ratio = $\frac{\text{Total Debt}}{\text{Total Assets}}$ where Total debt = Total secured and unsecured Debentures
 - Debtors turnover ratio = $\frac{\text{Revenue from operations}}{\text{Average Trade Receivable}}$
 - Inventory Turnover ratio = $\frac{\text{Revenue from operations}}{\text{Average Inventories}}$
 - Operating margin (%) = $\frac{\text{Operating Profit}}{\text{Revenue from Operations}}$ where, Operating Profit = Profit before Finance Cost, Fair value (gain) loss on financial instruments at fair value through profit or loss, Tax and Exceptional items (loss) after income
 - Net profit margin (%) = $\frac{\text{Profit or (loss) after tax}}{\text{Revenue from Operations}}$
 - Reserves including revaluation reserves - Other Equity
- 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 allocate resources and for which discrete financial information is available. The Company has only one reportable segment namely Real estate.
- Status of investors compliant (total - Reviewed during the period (N); Disposed off during the period (Y); Using balance as on June 30, 2022 (N)).
- 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".
- 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 10, 2021, second amendment agreement dated August 20, 2021 and letter dated January 21, 2022. The debentures are non-interest bearing. The NCDs are redeemable in 4 equal instalments commencing from first month from the commencement along with redemption premium to be calculated @ 10% IRR.
- The terms for payments of interest/repayment of principal will be as per the Debenture Trust Deed dated March 10, 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 @ 20% IRR.
- 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

(Signature)

Manish Jain
Director

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:U45100PN2017FTC170130

UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER JUNE 30, 2022

[Amount in INR Thousand, unless otherwise stated]

Sr. No.	Particulars	Current three months ended June 30, 2022	Preceding three months ended March 31, 2022	Previous year ended March 31, 2022
		(Unaudited)	(Audited)	(Audited)
1	Total Income from Operations	-	-	-
2	Net Profit / (Loss) for the period (before Tax, Exceptional and /or Extraordinary items)	28,711.92	38,100.94	92,032.53
3	Net Profit / (Loss) for the period before tax (after Exceptional and/or Extraordinary items)	28,711.92	38,100.94	92,032.53
4	Net Profit / (Loss) for the period after tax (after Exceptional and/or Extraordinary items)	21,507.06	27,026.26	69,926.66
5	Total Comprehensive Income/ (Loss) for the period (Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income/ (Loss) for the period)	32,213.99	(3,65,699.69)	(3,22,799.29)
6	Paid up Equity Share Capital	10,100.00	10,100.00	10,100.00
7	Reserves (excluding Revaluation Reserve)	59,03,882.07	58,71,668.08	58,71,668.08
8	Net worth	59,13,982.07	58,81,768.08	58,81,768.08
9	Paid up Debt Capital / Outstanding Debt	51,74,085.08	52,71,926.60	52,71,926.60
10	Outstanding Redeemable Preference Shares	-	-	-
11	Debt Equity Ratio	0.87	0.90	0.90
12	Earnings Per Share (of Rs. 100/- each) -			
	1. Basic:	21.29	26.76	69.23
	2. Diluted:	21.29	26.76	69.23
13	Capital Redemption Reserve	-	-	-
14	Debt Redemption Reserve	-	-	-
15	Debt Service Coverage Ratio	-	-	-
16	Interest Service Coverage Ratio	-	-	-
17	Current Ratio	4.46	4.45	4.45
18	Long term debt to working capital	0.40	0.41	0.41
19	Bad debt to account receivable ratio	-	-	-
20	Current liability ratio	0.34	0.33	0.33
21	Total debt to total asset ratio	0.30	0.31	0.31
22	Debtors turnover ratio	NA	NA	NA
23	Inventory turnover ratio	NA	NA	NA
24	Operating margin (%)	NA	NA	NA
25	Net profit margin (%)	NA	NA	NA
26	Sector specific applicable ratios, if applicable	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 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

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 Quarter ended 30th June, 2022.

Sr. No	Particulars	Disclosures	
		Quarterly ended 30 th June, 2022	Year ended 31st March 2022
1	Asset cover available	6,59,70,02,140.71	6,61,15,43,935.08

Sr. No.	Particulars	Quarterly ended 30 th June, 2022	Year ended 31st March 2022
a)	Debt Equity Ratio	0.87: 1	0.90 : 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)	59,13,982.07	58,81,768.08
h)	Net profit after tax (Rs. In Thousand)	32,213.99	(3,65,699.69)
i)	Earnings per share	21.29	26.76
j)	Current Ratio	4.46:1	4.45:1
k)	Long term debt to working capital	0.40 :1	0.41 :1
l)	Bad debt to Account Receivable Ratio	Not Applicable	Not Applicable
m)	Current Liability Ratio	0.34: 1	0.33: 1
n)	Total debt to Assets	0.30:1	0.31:1
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



Annexure A

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

To,
Kumar Housing Township Private Limited,
241B, 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
INE0H2C0801B	Private	Rs. 49,00,00,000/-

- b) Asset Cover for listed debt securities:

- The financial information as on 30/06/2022 has been extracted from the books of accounts for the period ended 30/06/2022 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 6.40 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
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 loans/ 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 30/06/2022	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

S/N	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	6,59,70,02,140.71/-
ii.	Total Borrowings (unsecured)	B	
	Term loan		0
	Non-convertible Debt Securities		1,03,03,05,922/-
	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)	640%

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.





Independent Auditors Limited Review report on the Quarterly unaudited standalone financial results of the Company pursuant to the regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

**Review Report
To the Board of Directors of
Kumar Housing Township Private Limited**

We have reviewed the accompanying statement of unaudited financial results of **Kumar Housing Township Private Limited** (the Company) for the Quarter ended June 30, 2022 (the Statement) attached herewith, 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), read with SEBI Circular No CIR/CFD/CMD1/44/2019 dated March 29, 2019 (the Circular).

The preparation of the statements 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, read with the Circular is the responsibility of the Company's management and has been approved by the Board of Directors of the Company. Our Responsibility is to express a conclusion on the Statement based on our review.

We conducted our review 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 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 provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

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 the applicable Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013, read with relevant rules issued thereunder and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of the Listing Regulation, read with the Circular, including the manner in which it is to be disclosed, or that it contains any material misstatement.

**For SPAK & Co.
Chartered Accountants
F.R.N.: 139877W**

Shivraj Patil

**Shivraj Patil
Partner
Membership No: 138320
Place: Pune
Date: 27/12/2022
UDIN: 22138320BGFTMW4320**



Kumar Housing Township Private Limited
Formerly known as Krishcon Publication India Private limited
 Regd. Office : 24/3, Kumar Capital, East Street, Camp, Pune MH - 411001
 CIN:U45100PN2017PTC170130

UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2022

(Amount in INR Thousand, unless otherwise stated)


Sr. No.	Particulars	Current three months ended June 30, 2022	Preceding three months ended March 31, 2022	Corresponding three months ended June 30, 2021	Previous year ended March 31, 2022
		(Unaudited)	(Audited)	(Unaudited)	(Audited)
1	Income				
a)	Revenue from operations (net)	-	-	-	-
b)	Other income	36,736.48	37,138.32	38,891.48	1,55,775.03
	Total Income (I)	36,736.48	37,138.32	38,891.48	1,55,775.03
2	Expenses				
a)	Cost of residential unit sold	-	-	-	-
b)	Employee benefits expense	-	-	-	-
c)	Depreciation	95.60	90.67	-	120.35
d)	Finance costs	3.05	0.12	-	137.92
e)	Other expenses	7,318.32	(293.41)	18,309.13	63,423.41
	Total expenses (II)	8,012.87	(902.62)	18,309.13	63,591.57
3	Profit / (Loss) before tax [(I) - (II)]	28,723.61	38,100.94	20,582.35	92,083.46
4	Tax expenses				
a)	Current tax	7,210.23	11,024.99	-	22,117.10
b)	Deferred tax	(5.50)	(20.31)	-	(17.87)
	Total tax surplus/ (expense)	7,204.73	11,074.58	-	22,099.46
5	Profit / (Loss) for the period	21,520.68	27,026.26	20,582.35	69,984.00
6	Other Comprehensive Income				
	Items that will not be reclassified subsequently to profit or loss	14,433.82	(5,307.10.74)	-	(9,10,710.74)
	- Income tax relating to these items	(3,751.85)	1,37,584.73	-	1,27,984.79
	Other Comprehensive Income/ (Loss) for the year, net of tax	10,706.93	(3,92,725.93)	-	(3,52,725.93)
	Total Comprehensive Income/ (Loss) for the period	32,227.61	(3,65,699.69)	20,582.35	(3,22,741.93)
7	Paid-up equity share capital (Face value of Rs. 10/- each)	10,100.00	10,100.00	10,100.00	10,100.00
8	Total debt capital [Refer Note 2 (a)]	51,74,000.00	52,71,520.00	37,40,000.00	52,71,920.00
9	Reserves excluding revaluation reserves [Refer Note 2 (c)]	8,50,838.02	-8,91,163.03	5,712.59	-8,91,152.53
10	Debt redemption reserve				
11	Networth [Refer Note 2 (b)]	8,46,836.82	-6,91,063.03	15,812.59	-8,81,263.53
12	Earning per share (not annualised)				
	- Basic (in INR)	21.31	26.70	20.38	66.29
	- Diluted (in INR)	21.31	26.75	20.38	66.29
13	Debt equity ratio [Refer Note 2 (c)]	(5.10)	(5.98)	236.52	(5.88)
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)]	1.12	1.12	1.12	1.12
17	Long term debt to working capital (no. of times) [Refer Note 2 (g)]	11.73	12.56	1.21	12.55
18	Cap debt to account receivable ratio (no. of times) [Refer Note 2 (h)]	-	-	-	-
19	Current liability ratio (no. of times) [Refer Note 2 (i)]	0.32	0.52	0.87	0.32
20	Total debt to total asset ratio (no. of times) [Refer Note 2 (j)]	0.51	0.52	0.13	0.52
21	Debtors turnover ratio (not annualised) (no. of times) [Refer Note 2 (k)]	NA	NA	NA	NA
22	Inventory turnover ratio (not annualised) (no. of times) [Refer Note 2 (l)]	NA	NA	NA	NA
23	Operating margin (%) [Refer Note 2 (m)]	NA	NA	NA	NA
24	Net profit margin (%) [Refer Note 2 (n)]	NA	NA	NA	NA
25	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 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

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]									
2a	Asset cover available - Debentures bearing scrip number INE0H3C03013	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 June 30, 2022 are unsecured									
2b	Asset cover available - Debentures bearing scrip number INE0H3C07028	The non-interest bearing unlisted, secured, redeemable, non-convertible debentures of the Company of Face Value Rs. 1,000 each aggregating to Rs. 25,00,00,000 as on June 30, 2022 are secured by way of charge on the identified project land, FSI 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	<table> <tr> <th>Name of NCD</th><th>Interest/repayment due on</th><th>Interest/repayment on</th></tr> <tr> <td>225 crons</td><td>Refer Note 6</td><td>Refer Note 6</td></tr> <tr> <td>49 crons</td><td>Refer Note 7</td><td>Refer Note 7</td></tr> </table>	Name of NCD	Interest/repayment due on	Interest/repayment on	225 crons	Refer Note 6	Refer Note 6	49 crons	Refer Note 7	Refer Note 7
Name of NCD	Interest/repayment due on	Interest/repayment on									
225 crons	Refer Note 6	Refer Note 6									
49 crons	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	<table> <tr> <th>Name of NCD</th><th>Interest</th><th>Principal</th></tr> <tr> <td>225 crons</td><td>Refer Note 6</td><td>Refer Note 6</td></tr> <tr> <td>49 crons</td><td>Refer Note 7</td><td>Refer Note 7</td></tr> </table>	Name of NCD	Interest	Principal	225 crons	Refer Note 6	Refer Note 6	49 crons	Refer Note 7	Refer Note 7
Name of NCD	Interest	Principal									
225 crons	Refer Note 6	Refer Note 6									
49 crons	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 surplus.
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 (gains) 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 (Nil). Received during the period (Nil). Disposed off during the period (Nil). Closing balance as on June 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/prepayment 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 later dated January 21, 2022. The debentures are non interest bearing. The NCDs are redeemable in 4 equal installments commencing from 5 th of March from the disbursement along with redemption premium to be calculated @ 10% IRR.
7	The terms for payments of interest/prepayment 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

Annexure A

Certificate for asset cover on standalone financial results 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:

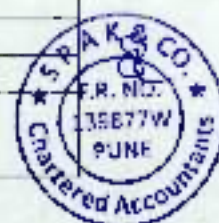
ISIN	Private Placement	Sanctioned Amount
INE0H2CC2018	Private	Rs. 49,00,00,000/-

- b) Asset Cover for listed debt securities:

- The financial information as on 30/06/2022 has been extracted from the books of accounts for the period ended 30/06/2022 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 (0.14) 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
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 - A5 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)	(A/B) Nil



	memorandum/ debenture trust deed)		
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ISIN wise details

S. No	ISIN	Facility	Type of charge	Sanctioned Amount	Outstanding Amount As on 30/06/2021	Cover Required	Assets Required
1.	INE0-2008018	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	(14,80,92,207.16)
ii.	Total Borrowings (unsecured)	B	
	Term loan		0
	Non-convertible Debt Securities		1,03,03,05,922
	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)	-14%

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 Quarter ended 30th June, 2022.

Sr. No	Particulars	Disclosures	
		Quarterly ended 30 th June, 2022	Year ended 31st March 2022
1	Asset cover available	[14,80,92,207.16]	[13,35,64,082.98]

Sr. No.	Particulars	Quarterly ended 30 th June, 2022	Year ended 31st March 2022
a)	Debt Equity Ratio	(6.10): 1	(5.98) : 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)	(8,48,835.82)	(8,81,063.63)
h)	Net profit after tax (Rs. In Thousand)	32,127.81	(3,65,699.69)
i)	Earnings per share	21.31	26.76
j)	Current Ratio	1.12:1	1.12:1
k)	Long term debt to working capital	11.73 :1	12.56 :1
L)	Bad debt to Account Receivable Ratio	Not Applicable	Not Applicable
m)	Current Liability Ratio	0.32: 1	0.32: 1
n)	Total debt to Assets	0.51:1	0.52:1
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

