

27thDecember, 2022

To, The Secretary, BSE Limited Phiroze Jeejeebhoy Towers, Datal 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 guarter ended on June 30, 2022.

Accordingly, we are enclosing herewith acopy of the Unaudited Standalone and Consolidated Financial Results on basis for the guarter 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

4. v. 3. Ach

Komal Jagdale Company Secretary and Compliance Officer



Kumar Housing Township Private Limited

(Formerly known as KRISHCON PUBLICATION INDIA PRIVATE LIMITED)

Regel Office : 2413, Kumar Capital, East Street, Camp, Pune - 411 001. MH India. (9+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 (herainafter 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, (Inc 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 illmited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides lass 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 Joh

Shivraj Patil Partner Membership No: 138320 Place: Pune Date: 27/12/2022 UDIN: 22138320BGFRL25136



Office No. 4 & 5, CTS No. 1301, 2nd Floor, Swaroop Krupa Apartment, Above Sampada Sahakari Bank, Next to Sanas Plaza, Subhash Nagar, Bajirao Road, Shukrawar Peth, Pune - 411 002. E-mail : info@spak.co.in • Office No.: +91 20 24465004 / +91 7773972770

		Kumar Housing Townsi Formerly known as Krishcon Pub Regd. Office : 2413, Kumar Capital, Fas CIN:U45100PN20.	lication India Priv t Street, Camp, Pu	ate limited	
212		UNAUDITED CONSOLIDATED FINANCIAL RES	ULTS FOR THE QU	JARTER JUNE 30, 2 housand, unless o	
Şr. 1	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		Income Revenue from operations (net) Other income Total Income [I]	- 36,738,48 36,738,48	37,198.32 37,198.32	1,55,775.03
2	ы	Expenses Cost of residential unit sold	20,750.44	31,130,32	
		Employee benefits expense	109.36	90.67	171.27
		Finance costs Other expenses	0.88 7,916.32	0.12 (993.41)	137.62 63,433.41
4		Total expenses (II) Profit / (Loss) before tax [(I) - (II)]	8,026.56	(902.62) 38,100.94	63,742.50 92,032.53
5		Tax expenses Current tax Deferred tax	7,210 33 (5.47)	11,094 99 (20 31)	22,117.13
57		Total tax surplus/ (expense) Profit / (Loss) for the period	7,204.85	11,074.68	22,105.87
		Other Comprehensive Income Items that will not be reclassified subsequently to profit or loss:	14,468 82	(5,30,710.74)	
		 Income tax relating to these items Other Comprehensive Income/ (Loss) for the 	(3,761.89)	1	1,37,984.79
		year, net of tax Total Comprehensive Income/ (Loss) for the period	32,213.99		
8		Paid-up equity share capital (Face value of Rs. 10/ each)	10,200.00	10,100.00	10,100.0
9 10		Total debt capital [Refer Note 2 (a)] Reserves excluding revaluation reserves[Refer	51,74,086.08		52,71,926.6 58,71,668.0
11 12		Note 2 (o)) Debenture redemption reserve Networth [Refer Note 2 (b)]	59,13,982.07	•	58,81,768.0
13		Earning per share (not annualised) - Gasic (in INR) - Diluted (in INR)	21.29 21.79		69.23 69.2
14 15		Debt equity ratio [Refer Note 2 (r)] Debt service coverage ratio [Refer Note 2 (d)]	0.87		0.90
16		Interest service coverage ratio (Refer Note 2 (e))	-	-	
17 18		Current Ratio (no. of times) [Refer Note 2 (f)] Long term debt to working capital (no. of times) [Refer Note 2 (g)]	4,46		ONINSHIP A 4
19		Bad dept to account receivable ratio (no. of tumes) iRefer Note 2 (hit		100S	A CARE SE

20	Current liability ratio (no. of times) [Refer Note 2	0.34	0.33	0.33
Zi	Total debt to total asset ratio (no. of times)	0.30	0.31	0.31
22	(Refer Note 2 (i)) Debtors turnover ratio (not annualised) (no. of times) (Refer Note 2 (k))	NA	на	NA
23	Inventory turnover ratio (not annualised) (no. of times) (Refer Note 7 (1))	NA	NA	NA
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

PUNE Manish Jain Director

Place : Pune Date : December 27, 2022

Be.	Partionlara		Disclosures		
No.	Credit ratios (II 2ns)	The M ^{**} Damage	t by the company to the sine of t	Re All cours and sugar	
1	(red loog in 20)	preditioning of CA			
21a)	Asset cover available - Detwolupes bearing stop humber INFCH2(XHIII)	The net-interest bearing rated, including technology, por convertible colonities of the Company of Face Value Rs. 1,000 each agalogating to Bz. 45,00 GB,00 existing June 30, 2022 are unsecured.			
1=)	Asser mont available - Dehemilites bearing song number (NCCH2SO7D23		the second se	matter run – upper ficke	
-()		Autoritures of the Epiripality of Face Value 33, 1,000 each aggregating 3 25,00 00 ADD as on June 20, (752) and secured by way of charge an densited project tend 3 SL in mapped intercel, units to be constructed a project and and all other rights incloental Pacyto and the monacehers a fram bit project and on with the tenth accounts opened in relation of the			
1	Previous our case for payment stores? repayment of prevapal of non- convertible dobt socurines and whether the same has been paid or rul	Nora of NCO	Interesti repayment due on	Meres Prepayment on	
		225 Crums	Refer Note 5	Refer føste é	
		45 cicles	Sefer Note 7	Poler thre 7	
4	And due date for payment of interval / recordents of price paralities with	Name of NCO	Interest	Practical	
	amount of interest of KCD physikin and redemption photon.		IRs In Capsi	[Rs. In Lack]	
		725 41.002	Relai Note E	Refer Note 5	
		49 troies	Rotat Note 7	Hotter Floke 7	
DTES	TO THE FINANCIAL NESER TS:				
-					
1	The above Financial results have been pression as por the SEBI (Listing	Outgation and (24)	sosura Requirements) Regulatio	at, 2015 and laptoced by I	
	Board of Directory at its monthing field on December 27, 0022				
2	Formula used for computation of rotats				
	a) Paul up nett capital represents - "Security and unsecured non-conversit	ie recentable des	er fores respect		
	5) Subscript = (Sharo capital + Reserves)				
	c) Dept equily rate = 1 with Shareholders' lund				
	where, Debl = Total secural and unwerner! Deberligres, and Sharcha	Ann hand a Frank	show exercit - topon at and su		
	c) Cett service coverage raise = Dennings before interest and tax / (increased)	stik Franzairebay	ment dating the particle and using	Feux meruall.	
	+) interest service coverage ratio = Earthdop tarfore interest and tax / income	est Expenses			
	F) Current Pation - Carrent Assettic Carrent Jurgithers				
	 g) Long form dept to working capital – Long term dept / Net working Capital 	N.			
	where being any deal = Langlerm borrowings inducing liebermines a		ala = Currant Araels, Current,	122 . d os	
	hi Bod cost to account receivable rules - Biod Celog / Average Trade Reco	bra a DAs			
	in Current Liebety sets: = Current Liebeties / Total Liebetion				
	j) Total dots to take assect ratio * "stal Debi / Total Assets				
	where Total debl - Total suggreat and unserviced Debentures				
	k) Echtors tamover ratio =: Revenue from operations / Avoidge Trade Rev	retunale.			
	() Invertigely Temoser ratio = Revenue from operations / Avenings Invertion				
	in) Operating margin (4-) = "Operating Margin / Revision room Operations			and the second second second	
	where Coorating has poll = Fin0) before Finance Cost, Feir votes (Erneh ass ee ava	ncial insoluments at tax value t	prough profit billoss, Tax a	
	Exceptional cents (ICSS) officer analysis				
	in) fait provid manipri (%) = Profil or (loss) alter fait / revenue from Operatio				
	of Reserves resturing revolution resorves - Other Equity				
э	The operating segments have been identified on the pasts of the busin				
	whese operating results are reviewed by the Chief Operating Decision M				
	assess performance and for which discress framely internation is available	e he Leadary h	ine out y one reportable sed trevil	and infeatures	
				- CONTRACTOR - CONTRACTOR	
4	Status of revealors cantolants recail. Revenues during the period (Ni). Do	spessed off drawing th	he privid (ris): Cleang balance a	as an June CC 2022/145	
ş	The weighted average number of equals shares outstanding during the pe	vioc has been pon	sidered for carsilating the base	and drivled earrings per sh	
	in possidance with Ind AS-30 "Earlyings per share".			100	
Ĥ	The service for payments of interesting ayment of principal will be as per (1	e Debervure Trust	Geep dated January 21, 2021 /4	and together with Inst	
	amendment agreement name Merch 17, 2021, second amendment agree	ment dated A.gust	27, 2024 and letter called Janua	ary \$1, \$222 The determine	
	are non-interest bearing. The LCC's are redeenterable in 4 equal installiner	nis commeteing fro	of all at month from the distructed	ment along with redenietion	
	premierr to be questated of 16% IRR				
7	The forms for payments of intervative payment of principal will be as per P	e Daberture True;	Deed oated March 15, 2021. Th	e depentares are non interv	
	bearing. The bOlls are redeempable on the 20th day light the sectometer				
	58		an sea course anna		
я	Figures pertoining to prevails period have been regrouped or restance period	all wherever near	essay to conform to the ideas	lighten adepted it the cu	
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			For and concertail of the Bo Kymar Bousing Township		
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	Stans 1		0		
	: Funr Desember 27, 2022		Manish Jain Director		

	Kumar Housing Tow Formerly known as Krishcon (
Regol Office : 2413, Kumar Capital, East Street, Camp, Pune MH - 411001 CIN:U45100PN2017FTC170130								
UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER JUNE 30, 2022								
		[Amount in II	VR 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)				
	Total Incume from Operations							
1	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) Total Comprehensive Income/ (Loss) for the	21,507.06	27,026.26	59,926.66				
5	period (Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income/	32,213.99	(3,65,699.69)	(3,22,799.29)				
5	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					
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. Basici	21.29	26.76	69.23				
	2. Oiluted:	21.29	26 76	69.23				
13	Capital Redemption Reserve		-					
14	Debenture Redemption Reserve			-				
15	Debt Service Coverage Ratio		-					
15	Interest Service Coverage Ratio			-				
17	Current Ratio	4.46	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					
21	Total debt to total asset ratio	0.30	0.31					
22	Debtors turnover ratio	NA	NA					
23	Inventory turnover ratio	NA	- NA					
24	Operating margin (%)	NA	NA					
25	Net profit margin (%)	NA	NA.					
25	Sector specific applicable ratios, if applicable	NA	NA NA	NA NA				



VOT	E5 :
. 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 bohalf of the Soard of Directors of
Plac	e : Pune Manish Jain
	e : December 27, 2022 Director

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. Particulars No	Particulars	Disc	osures
	Quarterly ended 30** 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)
ų.	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,

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 memorandumy offer document and under various Debenture Trust Deeds, has issued the following listed debt securities:

ISIN	Private Placement	Sanctioned Ampunt		
INEOH2C08018	Private	Ŕs. 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;
 - ii. 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)
 - iii 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 - ii) (as per requirement of Regulation 54 read with Regulation 56(1)(d) of LODR Regulations).

Sr. No.	Particulars		Amount
	Total assets available for secured Debt Securities' – (secured by either part 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 sel) down portfolio), Debt Securities, other credit extended etc. 		Nil
	 Receivables including interest accrued on Term Ipan/ Oebt Securities atc 		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)	в	
	 Debt Securities (Provide details as per table below) 		49,00,00,000
	 IND - AS adjustment for effective interest rate on secured Debt Securities 		Nd
-	 Interest accrued/payable on secured Debt Securities 	-	Nil /c
IN.	Asset Coverage Ratio {100% or higher as per the terms of offer document/information memorandum/ debenture trust deed}	(A/B)	Nil

Table-I:

ISIN wise details

S. No	ISIN	Facility	Type of charge	Sanctioned Amount	Outstanding Amount As on 30/06/2022	Cover Required	Assets Required
1.	INE0H2C0 8018	Unsecured Rated Listed Non- Convertible Debentures		49,00,00,000	49,00,00,000	Not Applicable at Unsecured Debentures	Not Applicable as Unsecured Debentures
	Grand Total			49,00,00,000	49,00,00,000		

Table - II

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SN	Particulars		Amount
L	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 part 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/-
īi.	Total Borrowings (unsecured)	B	
	Term ioan		D
	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
ill.	Assets Coverage Ratio	(A/B)	640%
	(100% or higher as per the terms of Offer Document/Information Memorandum/ Debenture Trust Deed)	(-10)	

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 compiled 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, 2016, as amanded

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 onded 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 cated 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 "Inform 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 1 contains any material misstatement.

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

Satt

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



Kumar Housing Township Private Limited

Formarly known as Krishcon Publication India Private limited

Regit: Office 12413, Kumar Capital, East Street, Camp, Pune Miri 411001

CIN.U45100PN2017PTC170130

UNAUDITED STANDLONE FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2022	
	_

	_			(Amount in INF	Thousand, unless	otherwise stated)
Sr.		Particulars	Current three MonUrs anded June 30, 2022	Preceding (turse months ended March 31, 2022	Corresponding three months and ad June 30, 2021	Previous year ended March 31, 2022
	_		(Unaucited)	(Audited)	(Unaudited)	(Audited)
1		Income				
	e'i	Revenue from operations (net)				
	51	Other moorne	35,738,48	37,138.52	38,891,48	1,65,776.03
		Total Income (I)	36,738,48	37,198.32	33,891.43	1.55 775 03
2		Expenses				
	81	Cost of residential unit sold				
1	<u> </u>	Employee banafits expense				
- 1		Depreciption	95 SD	93.67		120.35
		France costs	3 05	512		137 52
		Other expenses	7,918.32	(293.41)	18,309,13	\$3,433,41
					18,309.13	
		Total exponses (II)	E,012.87	(932.62)	18,309.13	63,591.57
3		Profit / (Loss) before tax [II} - (II)]	28,725.61	38,100.94	20,582.35	92 053 49
4		Tax exponses				
	-	Current tax	7,210.23	11,024.99		22,117.13
	-	Deferred tax				
	31		(6.50)			(17.87)
		Total tax surplus/ (expense)	7,204.73	11,074.58	-	22,099.46
5		Profit / (Loss) for the period	21,520.68	27,028.26	20,582 35	69,984.00
li		Other Comprehensive Income				
		lients that will not be reclassified subsequently to profil	-/ 493.03			0.10.710.74
		or less	14,433,62	(5,30,710,74)		(5,30,710.74)
- 1		 Income tax relating to these items 	(3,751.85)	1,37,584 73		1,27,984,79
		Other Comprehensive Incomer (Loss) for the year, net of tax	10,705 90	(0,92,725.95)		(3.92,725 95)
		Total Comprehensive Income/ (Loss) for the period	32,227 81	(3,65,699,59)	20,562.35	(3,22,743.96)
7		David um en ville annue annuhal	10 122 50	10.155.00	42.450.05	10.120.00
1		Paid-up equily share capital	10,100 00	10 100 00	10.100.00	10,100,00
		(Face volue of Rs. 10/ each)				
8		Total dett capital [Refer Note 2 (a)]	51,74 060 08	52,71,928.60	37.40.000.00	52 71 926 53
э		Receives excluding revolucition reserves [Refer Note 2 - (o)]	8,58 936 92	-8 91.163 03	5,712 59	-8.91 152 53
10		Debonture recemption reserve				
11		Networth [Refer Note 2 (b)]	8,46 635 82	0.01.063.63	15,812 59	-8,81 263 53
12		Earring per share (not annualised)				0,0 000 00
		- Basic (in INR)	21.31	26.70	20 38	55 29
		- Diluted (in INR)	21.31	26.78	20.28	65 29
13		Debl equity ratio [Refer Note 2 (c)]	(6.10)			I Constant
14		Debt service coverage ratio [Refer Note 2 (d)]	(c. 10)	(5.50)	1.0.12	
	1		-	-		
15		Interest service coverage ratio [Refer Note 2 (e)]		-		
10		Current Ratio (noi of times) [Refer Note 2 (fi)] Long term debilite working capital (no. of times) (Refer	1.12	1.12	1.12	
14		Note 2 (g)]	11.73	12 56	1 25	12.55
• 9		Cad debt to account receivable ratio (no. of times) (Refer Note 2 (n))		· ·		
12		Current liability ratio (no. of times) [Refer Note 2 (i)]	0.32	0.52	5.87	0.32
20		Total debt to total asset ratio (no. of times) (Refe: Note	0.51	0.62	0,13	0.52
21		2 (j'] Dobtors furnaver ratio (not annualisad) (not of tyros) [Refer Note 2 (k)]	NA	NA		
22		Inventory turnover ratio (net annualised) (no. of times)	NA	NA	dis .	Pres Pres
23		[Refer Note 2 (i)] Contraint many a (iii) [Pariet Nate 2 (m)]		1.	103	
		Operating margin (%) [Refer Note 2 (m)]	h:A		- M.C.	1 / 割
24		Net profit margin (%) (Refer Note 2 (n))	NA	10.00		
25	1	Sector specific applicable ratios, if applicable	NA	NA	NA	Kanny A Man

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 Sound of Directors at its meeting held on December 27, 2022. 2 The above is an extract of the detailed format of quarter onded financial results hind with the DSE Limited under Regulation 52 of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015. The full format of the quarter ended than dal 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 timited and can be accessed on the www.bseindia.com. 4 The Company is primarily engaged in a single segment via, real estate related activities and therefore the segment reporting is not app! cable. 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 NINSHIE PUN Place : Pune Manish Jab Director Dale . December 27, 2022

Statement referred to in Regulation 62(4) of the SEBI (Listing Obligations and Disclosure Regulatements) Regulations, 2015

S.	Protocology,	Contractor				
Nc.	Particulars	Disclosures				
1	Creek rating of any)	The NCDs issued by the company to live tune of Rs. 49 crores were given credit rating of CARE B; Stable (Single 5 - Outlook Stable) [dated March 01, 2022]				
2a	Assel cover available - Debenitues bearing scrip symbor: INEOH2C08018	The con-interest beaung rated listed redaemobile, non-convertise datenticies of the Company of Pare Value Rs. 1,000 each aggregating to Rs. 49,00,00,000 as on June 30, 2022 are unsecured.				
20	Asset cover available - Debenlures bearing scrip number INECH2C07D28	The non-interest bearing isolated, secured, redeemable, non-tenveridie detentions of the Company of Face Value Rs. 1,000 each aggregating to 15,25,00,00,000 as on Jone 30, 2022 are secured by way of charge on the dentified project tand. FSt in respect thereof, units to be constructed on the project land and all other rights inclored laterolo and the recovables once how the project and on all the bank accounts opened in relation to the project.			eggregating to Rs. charge on the istructed on the covables acting	
3					inco to the biclect	
ľ	Previous due data for payment interest repayment of principal of non-convertible debt securities and whether the same has been paid or not	Name of NGD	Interest repayment due on	Interest/ repeyment wi	nner to the buckets	
	of principal of non-convertible debi securities and		repayment due	Interest/	ition to the project	
	of principal of non-convertible debi securities and	Name of NGD	repayment due on	Interest/ repeyment on	nore to the budiers	
	of principal of non-convertible debt securities and abeliner the same has been paid or not Next due date for payment of interest / repayment of principal along with amount of interest of NCD	Name of NGD 325 croms	repayment due on Rete: Note 6	Interest/ repeyment on Reter Note 6	nore to the budiers	
	of principal of non-convertible debt securities and whether the same has been paid or not Next due date for payment of interest / repayment	Name of NGD 325 croms 49 chines	repayment due on Beter Note 6 Refer Note 7	Interest/ repsyment on Refer Note 6 Refer Note 7	inne is the bisless	

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 of its meeting held on December 27, 2022.
2	Formula used for computation of ratios.
	a) Paid up cebt capital represents - "Secured and unsecured non-convertible redoemable celeratores (speed).
	b) Networth = (Share capital + Reserves)
	c) Debt equity rate = Debt : Sharenelders' hund where, Debt = Tetal secured and unsecured Debertures, and Sharenelders' fund - Equity share capital + reserves and surglus
	 bet service coverage ratio < if an ingly before interest and tax / (otenest > Pancips' represent during the period evolution) [bank overdraft)
	 a) Interest service coverage ratio – Earnings before interest and tax / Interest Expenses
	f) Current Ratio = Current Assorts/ Current Liabilities
	g) Long term debt to working capital = Long term debt / Ket working Capital where, Long term debt = Long term corrowings including Debentures and Net Working Capital = Current Assets - Current Liabilities
	n) Bad debt to account receivable rails = flad Debts / Average Trada Receivable
	ii) Carrent Liability raso = Corrent Liabilities / Total Liabilities
	j; Total debt is talai asset raixi = Total Debt / Total Assuts where Total debt = Total secured and unsecured Debenfunds.
-	K) Debiors lumovin ratio = Revinus from operations / Average Traits Receivable
	i) Investory Turnover ratio = Revenue from operations / Average Investories
	 In: Operating margin (%) = Operating Margin / Rovense from Operations where, Operating margin = Problem Forence Cost, Fair value (gainy lass on financial instruments at fair value through crot or loss, Tax and Exceptional Items (ass) other victime.
	n; Net (a61) margin (%) - Profit of (6ss) after tax / revenue from Operations
	o) Reserves excluding revaluation reserves = Other Equity



The operating segments have been centrified on the boars of the business activities from which the Company joints revenue and incurs expenses and whose operating results are reviewed by the Chief Operating Decision Maker of the Company to make cepisions 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 ficial catale

4 Status of investors complaints (Nus) . Received during the period (Nit). Disposed off during the period (Nit), Closing belance as on June 30, 2022 (Nit).

5 The weighted average number of equity shares outstanding during the period has been considered for calculating the basis and doubled earnings per share in accordance with Ind 46-00 "Earnings per share"

- 6 The learns for payments of increastropayment of pinopai will be as per the Debratine Taust Deed dated January 21, 2025 result together with first amendment agreement dated March 17, 2021, second annuary agreement dated August 27, 2021 and later dated January 21, 2022. The dependences are non-interest bearing. The NCOs are redeemented in 4 equat installaments commenting from 51st merch from the disburstment along with recomplian aromum to be calculated (±10% IPR).
- 7 The terms for playments of interest/topayment of principal will be as per the Debenture Trus: Deed dated March 15, 2021. The debendures are non-interest bearing. The NCDs are redeemeable on the 30th day from the occurrence of Redemption Event mong with redemption premium to be calculated @ 25% IRR.
- 8 Figures portaining to previous period have been regrouped or reclassified, wherever recessory, to contoon to the classification adopted in the current period.

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For and on behalf of the Board of Directors of Kumar Hausing Townshipt Private United

Manish Distuid

Place : Pund 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 Oeeds, has issued the following listed debt securities:

ISIN	Private Placement	Sanctioned Amount
NEOH2CCE018	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;

 - II. 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 1) [as per requirement of Regulation 54 read with Regulation 56(1)(d) of LOCR Regulations).

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
	Total borrowing through issue of secured Oebt Securities (secured by either pari passu or exclusive charge on assets)	8	
	 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 		NII (S
n	Asset Coverage Ratio (100% or higher as per the terms of offer document/information	IA/3)	Nil (2

Table -1:

ISIN wise details

S. No	ISIN	Facility	Type of charge	Sanctioned Amount	Outstanding Amount As on 30/09/2021	200 Million and	Assets Required
1.	INE0-200 8018	Unsecured Rated Listed Non Convertible Debentures	Not Applicable as Unsecured Depentures	49,00,00,000	49,00,00,000	Applicable as Unsecured Depentures	Not Applicable as Unsecured Debentures
	Grand Total			49,00,00,000	49,00,00,000		

Table - II

SN	Particulars		Amount
L	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)
ī.,	Total Borrowings (unsecured)	8	 0
	Termican		
	Non-convertible Debt Securities		1,03,03,05,922
	CC/ OD Limits		0
	Other 6prowings		0
	IND - AS adjustment for effective interest rate on unsecured borrowings		0
			1.402
10,	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 lated debt securities (NCD's) and certify that the covenants/terms of the issue have been compiled 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. Na	Particulars	Disclosures		
NO		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
aì	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
R)	Net worth (Rs. In Thousand)	(8,48,835.82)	(8,81,063.63)
h)	Net profit after tax (Rs. In Thousand)	32,227.81	(3,65,699.69)
1)	Earnings per share	21.31	26.76
1)	Current Ratio	1.12:1	1.12:1
k)	Long term debt to working capital	11.73:1	12.56 :1
4	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
0)	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

