



17th September, 2022

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

Scrip code:973092

Dear Sir,

Subject: Submission of standalone and consolidated Audited Financial Results for the quarter and financial year ended March 31, 2022

Pursuant to the provisions of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed the Standalone and consolidated Audited Financial Results for the quarter and financial year ended March 31, 2022, duly approved by the Board of Directors of the Company at its meeting held on September 01, 2022.

The disclosure in compliance with Regulations 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 is enclosed herewith. You are requested to kindly take the same on record.

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 8888

CIN : U45100PN2017PTC170130



INDEPENDENT AUDITORS' REPORT ON THE STANDALONE FINANCIAL RESULTS PURSUANT TO REGULATION 52 OF THE SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015, AS AMENDED.

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

Opinion

We have audited the Standalone Financial Results for the quarter and year ended March 31, 2022 ("Standalone Financial Results") included in the accompanying "Statement of Audited Standalone Financial Results for the quarter and year ended March 31, 2022" ("the Statement") of Kumar Housing Township Private Limited ("the Company") being submitted by the Company Pursuant to Regulation 52 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 as amended ("the Listing Regulation").

In our opinion and to the best of our information and according to the explanations given to us, the Standalone Financial Results for the quarter and year ended March 31, 2022:

- (i) are presented and discloses the information in accordance with the requirement of Listing regulation
- (ii) give a true and fair view in conformity with the recognition and measurement principles laid down in the Indian Accounting Standards and other accounting principles generally accepted in India of the net profit and total comprehensive income for the year ended March 31, 2022 and other financial information for the quarter and year then ended.

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 ("the Act"). Our responsibilities under those Standards are further described in the 'Auditors' Responsibilities for the audit of the Standalone Financial Results for the quarter and year ended March 31, 2022 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 ("the ICAI") together with the ethical requirements that are relevant to our audit of the Standalone Financial Results for the quarter and year ended March 31, 2022 under the provisions of the Act and the Rules thereunder and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our audit opinion.

Management's Responsibilities for the Statement

This Statement which includes the Standalone Financial Results is the responsibility of the Company's Board of Directors and has been approved by them. The Statement has been compiled from the related Audited Standalone Financial Statements as at and for the year ended March 31, 2022 and interim financial information for the quarter ended March 31, 2022. This responsibility includes the preparation and presentation of the Financial Results for the quarter and year ended March 31, 2022 that give a true and fair view of the net profit and total comprehensive income and other financial information in



accordance with the recognition and measurement principles laid down in the Indian Accounting Standards prescribed under Section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Listing regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company 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 the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Standalone Financial Results that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Financial Results, the Board of Directors are responsible for assessing the Company's ability 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 the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the financial reporting process of the Company.

Auditors' Responsibilities for the audit of the Standalone Financial Results for the quarter and year ended March 31, 2022

Our objectives are to obtain reasonable assurance about whether the Standalone Financial Results for the quarter and year ended March 31, 2022 as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' 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 scepticism 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 through a separate report on the complete set of consolidated financial statements on whether the company has adequate internal financial controls with reference to the 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 Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the Statement 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 auditors' 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 Standalone Financial Results, including the disclosures, and whether the Standalone Financial Results represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the Standalone Financial Results of the Company to express an opinion on the Standalone Financial Results.

Materiality is the magnitude of misstatements in the Standalone Financial Results that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Standalone Financial Results may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the Standalone Financial Results.

We communicate with those charged with governance 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.

Other Matter

The Statement includes the results for the quarters ended March 31, 2022 / March 31, 2021 being the balancing figures between audited figures in respect of the Standalone financial years ended March 31, 2022 / March 31, 2021 and the year to date figures up to the third quarter of the respective financial years, which were subject to limited review by us.

Our opinion on the Statement is not modified in respect of this matter.

For SPAK & Co.

Chartered Accountants

FRN No. : 0139877W





Shivraj U Patil

Partner

Membership No:-138320

UDIN: 22138320ARKXMQ1687

Place: Pune

Date: 01/09/2022

KUMAR HOUSING TOWNSHIP PRIVATE LIMITED
formerly known as KRISHCON PUBLICATION INDIA PRIVATE LIMITED
CIN: U45100PN2017PTC170130

STANDALONE AUDITED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED ON 31ST MARCH, 2022

Sr. No.	Particulars	Quarter ended			Year ended	
		31/03/2022 (Audited)	31/12/2021 (unaudited)	31/03/2021 (Audited)	31/03/2022 (Audited)	31/03/2021 (Audited)
	Revenue from Operations	-	-	-	-	-
	Other Income	4,15,41,078	3,67,38,436	33,45,503	15,57,75,032	33,45,503
	Total Revenue	4,15,41,078	3,67,38,436	33,45,503	15,57,75,032	33,45,503
2	Expenses					
	Cost of Material Consumend	-	-	-	-	-
	Purchase of Stock in Trade	-	-	-	-	-
	Changes in Inventories of finished goods, work in progress and stock in trade	-		-	-	-
	Employee benefits expense	-		-	-	-
	Finance costs	118	1,37,704	-	1,37,822	-
	Depreciation and amortisation expense	90,665	10,942	-	1,20,353	-
	Other expenses	(9,93,407)	1,82,95,068	1,57,98,136	6,34,33,395	1,57,98,136
	Total Expenses	(9,02,624)	1,84,43,714	1,57,98,136	6,36,91,570	1,57,98,136
	Profit before exceptional and extraordinary items and tax	4,24,43,702	1,82,94,722	(1,24,52,633)	9,20,83,462	(1,24,52,633)
	Exceptional items					
	Profit before extraordinary items and tax					
	Extraordinary item					
	Profit before tax					
	Tax expense:					
	(1) Current tax	1,13,08,423	53,27,423	-	2,21,17,134	-
	(2) Earlier year Taxation short / (Excess) Provision	-	-	-	-	-
	(3) Deferred tax	(20,312)	1,184	-	(17,672)	-
	Profit (Loss) for the year (VII-VIII)	3,11,55,591	1,29,66,115	(1,24,52,633)	6,99,84,000	(1,24,52,633)



Paid-up Equity Shares (Face Value of Rs.10 each)	10,10,000	10,10,000	10,10,000	10,10,000	10,10,000
Paid-up Equity share capital (Face value of Rs. 10 each)	1,01,00,000	1,01,00,000	1,01,00,000	1,01,00,000	1,01,00,000
Total debt capital	3,99,00,00,000	3,86,50,00,000	3,74,00,00,000	3,99,00,00,000	3,74,00,00,000
Reserves excluding revaluation reserves	5,74,62,068	2,63,06,477	(1,25,21,933)	5,74,62,068	(1,25,21,933)
Debenture redemption reserve	-	-	-	-	-
Networth	6,75,62,068	3,64,06,477	(24,21,933)	6,75,62,068	(24,21,933)
Net profit after tax	3,11,55,591	1,29,66,115	(1,24,52,633)	6,99,84,000	(1,24,52,633)
Earning per share					
Basic	30.85	12.84	-12.33	69.29	-12.33
Diluted	30.85	12.84	-12.33	69.29	-12.33
Debt Equity Ratio	62.90 :1	106.16 : 1	(1544) :1	62.90 :1	(1544) :1
Debt Service coverage Ratio (EBIT/Interest Expenses+ loan Repayments)	NA	NA	NA	NA	NA
Interest service coverage Ratio (EBIT/Interest Expenses)	NA	NA	NA	NA	NA
Capital Redemption Reserves	NA	NA	NA	NA	NA
Debenture Redemption Ratio	NA	NA	NA	NA	NA
Current Ratio	1.12 :1	154.11 :1	349.51 :1	1.12 :1	349.51 :1
Long term debt to working capital	9.58 :1	1.018:1	1.03 :1	9.58 :1	1.03 :1
Bad debt to Account Receivable Ratio	NA	NA	NA	NA	NA
Current Liability Ratio	0.3623 :1	0.0063 : 1	0.0028 : 1	0.3623 :1	0.0028 : 1
Total debt to Assets	0.41 : 1	0.99 :1	0.998 : 1	0.41 : 1	0.998 : 1
Debtor Turnover	NA	NA	NA	NA	NA
Inventory Turnover	NA	NA	NA	NA	NA
Operating Margin	NA	NA	NA	NA	NA
Net Profit Margin	NA	NA	NA	NA	NA
Sector specific equivalent ratios, as applicable.					



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

Manish Jain
Director
DIN: 00037521

Kumar Housing Township Private Limited
2413, Kumar Capital East Street , Camp , Pune-411001
CIN:U45100PN2017PTC170130
Standalone Balance Sheet as at March 31, 2022
(All amounts in rupees unless otherwise stated)

	Notes	As at March 31, 2022	As at March 31, 2021
Equity and Liabilities			
Shareholders' funds			
Share capital	3	1,01,00,000	1,01,00,000
Reserves and surplus	4	5,74,62,068	(1,25,21,933)
		6,75,62,068	(24,21,933)
Share application money pending allotment		-	-
Non-current liabilities			
Long term borrowings	5	3,99,00,00,000	3,74,00,00,000
Deferred tax liability (net)		-	-
Other long term liabilities	6	2,21,16,56,639	-
Long-term provisions		-	-
		6,20,16,56,639	3,74,00,00,000
Current liabilities			
Short term borrowings		-	-
Trade payables		-	-
(a) total outstanding dues of micro enterprises and small enterprises		-	-
(b) total outstanding dues of creditors other than micro enterprises and small enterprises	7A	76,12,265	26,80,796
Other current liabilities	7B	3,55,25,38,001	77,56,703
Short term provisions	8	2,84,893	-
		3,56,04,35,159	1,04,37,499
TOTAL		9,82,96,53,866	3,74,80,15,566
ASSETS			
Non-current assets			
Property Plant & Equipment and Intangible Assets			
Property, Plant and Equipment	9	11,93,024	34,501
Intangible assets		-	-
Capital Work in Progress		-	-
Intangible assets under development		-	-
Non-current Investments	10	5,74,16,10,920	-
Deferred tax asset		17,672	-
Long term loans and advances	11	10,00,00,000	10,00,00,000
Other non-current assets	12	68,08,341	-
		5,84,96,29,956	10,00,34,501
Current assets			
Current Investments			
Inventories	13	13,96,78,956	60,35,375
Trade receivables		-	-
Cash and bank balances	14	11,07,01,846	10,36,00,187
Short-term loans and advances	11	6,70,78,162	6,50,00,000
Other current assets	12	3,66,25,64,946	3,47,33,45,503
		3,98,00,23,910	3,64,79,81,065
TOTAL		9,82,96,53,866	3,74,80,15,566
Summary of significant accounting policies	2.1		



For and on behalf of the board of directors of
Kumar Housing Township Private Limited

Manish V Jain
Director
DIN:00037571

Kumar Housing Township Private Limited
Standalone Cash flow statement for the year ended March 31, 2022
(All amounts in rupees unless otherwise stated)

Particulars	April 1, 2021 to March 31, 2022	April 1, 2020 to March 31, 2021
A. Cash flow from operating activities		
Profit	6,99,84,000	(1,24,52,633)
Adjustments for:		
Interest income	(15,57,75,032)	(33,45,503)
Depreciation	1,20,353	
Operating profit before working capital changes	(8,56,70,679)	(1,57,98,136)
Movements in working capital :		
(Increase)/decrease in inventories	(13,36,43,579)	(60,35,375)
(Increase)/decrease in loans and advances	(20,78,162)	(6,50,00,000)
Increase/(decrease) in trade payables and other current liabilities	49,31,469	26,80,796
Increase/ (decrease) in other liabilities	3,54,50,66,191	77,33,203
(Increase)/decrease in Other Assets	(18,92,37,115)	(3,47,33,45,503)
Cash generated from operations	3,13,93,68,125	(3,54,97,65,015)
Direct taxes paid (net of refunds)	-	-
Net cash generated from operating activities (A)	3,13,93,68,125	(3,54,97,65,015)
B. Cash flows from investing activities		
Purchase of fixed assets, including CWIP and Capital Advance	(12,78,876)	(34,501)
Non Current Investment	(5,74,16,10,920)	
Investment in Fixed Deposits	(68,08,341)	-
Interest received	15,57,75,032	33,45,503
Net cash generated from/(used in) investing activities (B)	(5,59,39,23,105)	33,11,002
C. Cash flows from financing activities		
Proceeds (repayment) from long term borrowings	2,46,16,56,639	3,74,00,00,000
Increase / (Decrease) in Share Capital	-	1,00,00,000
Increase / (Decrease) in Long term loans and advances	-	(10,00,00,000)
Net cash (used in)/generated from financing activities (C)	2,46,16,56,639	3,65,00,00,000
Net increase/(decrease) in cash and cash equivalents (A + B + C)	71,01,659	10,35,45,987
Cash and cash equivalents at the beginning of the year	10,36,00,187	54,200
Cash and cash equivalents at the end of the year	11,07,01,846	10,36,00,187
Components of cash and cash equivalents	As at March 31, 2022	As at March 31, 2021
Cash on hand	64,873	-
Balances with scheduled banks: on current accounts	11,06,36,973	10,36,00,187
Cash and cash equivalents at the end of the year	11,07,01,846	10,36,00,187

For and on behalf of the board of directors of
Kumar Housing Township Private Limited

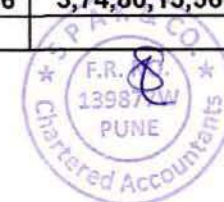
Manish V Jain
Director
DIN:00037571



KUMAR HOUSING TOWNSHIP PRIVATE LIMITED
formerly known as KRISHCON PUBLICATION INDIA PRIVATE LIMITED
CIN: U45100PN2017PTC170130

STANDALONE SEGMENT INFORMATION FOR THE QUARTER AND YEAR ENDED MARCH 31, 2022

Sr. No.	Particulars	Quarter ended			Year ended	
		31/03/2022 (Audited)	31/12/2021 (unaudited)	31/03/2021 (Audited)	31/03/2022 (Audited)	31/03/2021 (Audited)
A	Segment Revenue					
	Real Estate	-	-	-	-	-
	Other	4,15,41,078	3,67,38,436	33,45,503	15,57,75,032	33,45,503
	Less: Inter Segment Revenue	-	-	-	-	-
	Total Revenue	4,15,41,078	3,67,38,436	33,45,503	15,57,75,032	33,45,503
B	Segment Results					
	Profit (Loss) before tax					
	Real Estate	4,24,43,702	1,82,94,722	(1,24,52,633)	9,20,83,462	(1,24,52,633)
	Other unallocated expenses (Net of Other Income)	-	-	-	-	-
	Total Segment Profit (Loss) before tax	4,24,43,702	1,82,94,722	(1,24,52,633)	9,20,83,462	(1,24,52,633)
	Less : Tax Expenses	1,13,08,423	53,28,607	-	2,20,99,462	-
	Profit after tax	3,11,35,279	1,29,66,115	(1,24,52,633)	6,99,84,000	(1,24,52,633)
	Total income for the Period	3,11,35,279	1,29,66,115	(1,24,52,633)	6,99,84,000	(1,24,52,633)
C	Segment Assets					
	Real Estate	5,90,34,61,138	1,90,58,845	3,74,80,15,566	9,82,96,53,866	3,74,80,15,566
	Other unallocated assets	-	-	-	-	-
	Total Assets	5,90,34,61,138	1,90,58,845	3,74,80,15,566	9,82,96,53,866	3,74,80,15,566



D	Segment Liabilities					
	Real Estate	5,90,34,61,138	1,90,58,845	3,74,80,15,566	9,82,96,53,866	3,74,80,15,566
	Other unallocated liabilities	-	-	-	-	-
	Total Liabilities	5,90,34,61,138	1,90,58,845	3,74,80,15,566	9,82,96,53,866	3,74,80,15,566



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

Manish Jain
Director
DIN: 00037571



AnnexureB:

Statement referred to in Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the Quarter and Year ended 31st March 2022.

Sr. No	Particulars	Disclosures	
		Quarter ended 31st March 2022	Year ended 31st March 2021
1	Asset cover available	55,44,09,791	55,44,09,791

Sr. No.	Particulars	Quarter ended 31st March 2022	Year ended 31st March 2021
a)	Debt Equity Ratio	62.90 : 1	62.90 : 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	6,44,27,465	6,44,27,465
h)	Net profit after tax	2,80,20,462	6,68,49,394
l)	Earnings per share	27.24	66.19
j)	Current Ratio	1.12 :1	1.12 :1
k)	Long term debt to working capital	9.58:1	9.58:1
L)	Bad debt to Account Receivable Ratio	Not Applicable	Not Applicable
m)	Current Liability Ratio	0.3623 : 1	0.3623 : 1
n)	Total debt to Assets	0.41:1	0.41:1
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

KUMAR HOUSING TOWNSHIP PRIVATE LIMITED

Kumar Housing Township Private Limited

(Formerly known as KRISHCON PUBLICATION INDIA PRIVATE LIMITED)

DIRECTOR

Regd Office : 2413, Kumar Capital, East Street, Camp, Pune - 411 001. MH India. ☎ +91-20-3052 8888

CIN : U45100PN2017PTC170130



Annexure A

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

To,
Vistra ITCL (India) Limited
(Debenture Trustees)

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
INE0H2C08018	Private	Rs. 49,00,00,000/-

b) Asset Cover for listed debt securities:

- The financial information as on 31/03/2022 has been extracted from the books of accounts for the period ended 31/03/2022 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 1.13 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		Nil
	• 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

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	55,75,44,397
ii.	Total Borrowings (unsecured)	B	
	Term loan		0
	Non-convertible Debt Securities (Details as per table below)		49,00,00,000
	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)	114

ISIN wise details

S. No	ISIN	Facility	Type of charge	Sanctioned Amount	Outstanding Amount As on 31/12/2021	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		



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.

For SPAK And Co.
Chartered Accountants
FRN:139877W



A handwritten signature in blue ink, appearing to read "Shivraj U. Patil".

CA Shivraj U. Patil
M.No.138320
UDIN: 22138320ASGCDJ8891

Place: Pune
Date: 01-09-2022



INDEPENDENT AUDITORS' REPORT ON THE CONSOLIDATED FINANCIAL RESULTS PURSUANT TO REGULATION 52 OF THE SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015, AS AMENDED.

To

The Board of Directors of Kumar Housing Township Private Limited

Opinion

1. We have audited the accompanying statement of consolidated financial results of Kumar Housing Township Private Limited ("the Parent" or "the Company") and its Subsidiary (the parent and its Subsidiary together referred to as "the Group"), for the year ended 31 March 2022 ("the Statement") being submitted by the Parent pursuant to the requirements of 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, the Consolidated Financial Results for the year ended March 31, 2022:

- 1.1. is presented in accordance with the requirements of Listing Regulations; and
- 1.2. gives a true and fair view, in conformity with the applicable Indian Accounting Standards ("Ind AS"), and other accounting principles generally accepted in India, of the consolidated net profit and other comprehensive income and other financial information of the Group for the year ended 31 March 2022.

Basis for Opinion

2. We conducted our audit in accordance with the Standards on Auditing ("SAs") specified under section 143(10) of the Companies Act, 2013 ("the Act"). Our responsibilities under those SAs 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, 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 Act, and the rules thereunder, 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.

Management's Responsibilities for the Consolidated Financial Results

3. The Statement has been prepared on the basis of the consolidated annual financial statements. The Parent's Board of Directors are responsible for the preparation and presentation of the Statement that gives a true and fair view of the consolidated net profit and loss and other comprehensive income and other financial information of the Group including in accordance with the recognition and measurement principles prescribed under Section 133 of the Act read



with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with the Listing Regulations. The respective Board of Directors of the companies included in the Group are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of each company and the Group 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 are operating effectively for ensuring accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement 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 Statement by the Directors of the Parent, as aforesaid.

4. In preparing the Statement, the Board of Directors of the Parent are responsible for assessing the ability of each structurally controlled entity and the Group 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 Company and the Group or to cease operations, or has no realistic alternative but to do so.
5. The Board of Directors of the Parent are responsible for overseeing the financial reporting process of the Group.

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

6. Our objectives are to obtain reasonable assurance about whether the Statement as a whole is 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 the Statement.
7. As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:
 - 7.1. Identify and assess the risks of material misstatement of the Statement, 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.
 - 7.2. 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 through a separate report on the complete set of consolidated financial statements on whether the Group has adequate internal financial controls with reference to consolidated financial statements in place and the operating effectiveness of such controls.
 - 7.3. Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors of the Parent.



Conclude on the appropriateness of the said 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 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 Statement 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 to cease to continue as a going concern.

7.4. Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represents the underlying transactions and events in a manner that achieves fair presentation.

7.5. Obtain sufficient appropriate audit evidence regarding the structurally controlled entities within the Group to express an opinion on the Statement. We are responsible for the direction, supervision and performance of the audit of financial information of such entities included in the Statement of which we are the independent auditors.

7.6. We communicate with those charged with governance of the Parent Company and such other entities included in the Statement 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

7.7. 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.

7.8. We also performed procedures in accordance with the circular issued by the SEBI under Regulation 52 of the Listing Regulations, as amended, to the extent applicable.

For SPAK & Co.

Chartered Accountants

FRN No.: 0139877W



Shivraj U Patil

Partner

Membership No: -138320

UDIN: 22138320ARKXMQ1687

Place: Pune

Date: 01/09/2022

KUMAR HOUSING TOWNSHIP PRIVATE LIMITED
formerly known as KRISHCON PUBLICATION INDIA PRIVATE LIMITED
CIN: U45100PN2017PTC170130

CONSOLIDATED AUDITED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED ON 31ST MARCH, 2022

(RS)

Sr. No.	Particulars	Year ended
		31/03/2022 (Audited)
1	Revenue from Operations	-
2	Other Income	15,57,75,032
	Total Revenue	15,57,75,032
3	Expenses	
	Cost of Material Consumend	-
	Purchase of Stock in Trade	-
	Changes in Inventories of finished goods, work in progress and stock in trade	-
	Employee benefits expense	-
	Finance costs	1,37,822
	Depreciation and amortisation expense	1,71,277
	Other expenses	6,34,33,395
	Total Expenses	6,37,42,494
	Profit before exceptional and extraordinary items and tax	9,20,32,538
	exceptional items	-
	Profit before extraordinary items and tax	9,20,32,538
	extraordinary item	-
	Profit before tax	9,20,32,538
	Tax expense:	
	(1) Current tax	2,21,17,134
	(2) Earlier year Taxation short / (Excess) Provision	-
	(3) Deferred tax	(11,257)
	Profit (Loss) for the year (VII-VIII)	6,99,26,660
	Paid-up Equity Shares (Face Value of Rs.10 each)	10,10,000
	Paid-up equity share capital (Face value of Rs. 10/ each)	1,01,00,000
	Total debt capital	3,99,00,00,000
	Reserves excluding revaluation reserves	1,12,28,02,645
	Debenture redemption reserve	-
	Networth	1,13,29,02,645
	Net profit after tax	6,99,26,660
	Earning per share	
	Basic	69.23
	Diluted	69.23
	Debt Equity Ratio	3.52 :1
	Debt Service coverage Ratio (EBIT/Interest Expenses+ loan Repayments)	NA
	Interest service coverage Ratio (EBIT/Interest Expenses)	NA
	Capital Redemption Reserves	NA



Debenture Redemption Ratio	NA
Current Ratio	1.10 :1
Long term debt to working capital	11 : 1
Bad debt to Account Receivable Ratio	NA
Current Liability Ratio	0.33 :1
Total debt to Assets	0.37 : 1
Debtor Turnover	NA
Inventory Turnover	NA
Operating Margin	NA
Net Profit Margin	NA
Sector specific equivalent ratios, as applicable.	

**For and on behalf of the board of directors of
Kumar Housing Township Private Limited**

Manish V Jain
Director
DIN: 00037571



Kumar Housing Township Private Limited
2413, Kumar Capital East Street , Camp , Pune-411001
CIN:U45100PN2017PTC170130
Consolidated Balance Sheet as at March 31, 2022
(All amounts in rupees unless otherwise stated)

	Notes	As at March 31, 2022	As at March 31, 2021
Equity and Liabilities			
Shareholders' funds			
Share capital	3	1,01,00,000	1,01,00,000
Reserves and surplus	4	1,12,28,02,645	(1,25,21,933)
		1,13,29,02,645	(24,21,933)
Share application money pending allotment		-	-
Non-current liabilities			
Long term borrowings	5	3,99,00,00,000	3,74,00,00,000
Deferred tax liability (net)		-	-
Other long term liabilities	6	2,21,16,56,639	-
Long-term provisions		-	-
		6,20,16,56,639	3,74,00,00,000
Current liabilities			
Short term borrowings	7	1,60,45,847	-
Trade payables		-	-
(a) total outstanding dues of micro enterprises and small enterprises	8A	93,97,881	26,80,796
(b) total outstanding dues of creditors other than micro enterprises and small enterprises		-	-
Other current liabilities	8B	3,56,72,52,459	77,56,703
Short term provisions	9	2,84,893	-
		3,59,29,81,080	1,04,37,499
TOTAL		10,92,75,40,367	3,74,80,15,566
ASSETS			
Non-current assets			
Property Plant & Equipment and Intangible Assets			
Property, Plant and Equipment	10	1,74,77,18,695	34,501
Goodwill		5,21,72,92,240	-
Capital Work in Progress		-	-
Intangible assets under development		-	-
Non-current Investments	11	-	-
Deferred tax asset		94,176	-
Long term loans and advances	12	-	10,00,00,000
Other non-current assets	13	68,08,341	-
		6,97,19,13,451	10,00,34,501
Current assets			
Current Investments			
Inventories	14	13,96,78,956	60,35,375
Trade receivables	15	1,30,95,376	-
Cash and bank balances	16	11,11,72,365	10,36,00,187
Short-term loans and advances	12	2,91,15,273	6,50,00,000
Other current assets	13	3,66,25,64,946	3,47,33,45,503
		3,95,56,26,916	3,64,79,81,065
TOTAL		10,92,75,40,367	3,74,80,15,566
Summary of significant accounting policies	2.1		



For and on behalf of the board of directors of
Kumar Housing Township Private Limited

Manish V Jain
Director
DIN:00037571

Kumar Housing Township Private Limited
Consolidated Cash flow statement for the year ended March 31, 2022
(All amounts in rupees unless otherwise stated)

Sr No	Particulars	For the year ended 31st March , 2022
A	CASHFLOW FROM OPERATING ACTIVITIES	
	Net Profit before tax	6,99,26,660
	Adjustment to reconcile net profit to net cash provided by operating activities :	
	Deferred tax	(11,257)
	Depreciation and amortisation	1,71,277
	Interest income	(15,57,75,032)
	Operating profit before working capital changes	(8,56,88,351)
	Adjustment for changes in assets and liabilities	
	- Decrease/ (Increase) in inventories	(13,36,43,579)
	- (Increase) / Decrease in other current Assets	(18,48,57,940)
	- (Increase) / Decrease in other non-current Assets	3,46,44,521
	- Increase / (Decrease) in trade payables	(74,56,835)
	- Increase / (Decrease) in other current liabilities	(6,14,15,499)
	- Increase / (Decrease) in short term provisions	2,84,893
	Cash generated from operations	(43,81,32,790)
	- Income taxes paid	-
	NET CASHFLOW FROM OPERATING ACTIVITIES	(43,81,32,790)
B	CASHFLOW FROM INVESTMENT ACTIVITIES	
	- Interest and dividend received	15,12,44,874
	- Fixed Deposit	(66,39,685)
	- Purchase of fixed assets	(12,78,876)
	NET CASHFLOW FROM INVESTMENT ACTIVITIES	14,33,26,313
C	CASHFLOW FROM FINANCING ACTIVITIES	
	- Increase / (Decrease) in short term borrowings	1,60,23,409
	- Increase / (Decrease) in short term loans and advances	3,58,84,727
	- Increase / (Decrease) in long term Borrowing	25,00,00,000
	NET CASHFLOW FROM FINANCING ACTIVITIES	30,19,08,136
D	NET INCREASE / (DECREASE) IN CASH AND CASH BALANCES (A+B+C)	71,01,659
E	CASH AND CASH BALANCES AT THE BEGINNING OF THE YEAR	10,40,70,706
F	CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR (D+E)	11,11,72,365
Components of Cash and cash Equivalents		As at March 31, 2022
Cash on Hand		64,873
Balances with banks:		
On current account		11,11,07,492
Cash and cash Equivalents as at the end of year March 31, 2022		11,11,72,365
		11,11,72,365



For and on behalf of the board of directors of
Kumar Housing Township Private Limited

Manish V Jain
Director
DIN:00037571

KUMAR HOUSING TOWNSHIP PRIVATE LIMITED
formerly known as KRISHCON PUBLICATION INDIA PRIVATE LIMITED
CIN: U45100PN2017PTC170130

**CONSOLIDATED SEGMENT INFORMATION FOR THE QUARTER AND YEAR ENDED MARCH 31,
2022**

Sr. No.	Particulars	Year ended	
		31/03/2022 (Audited)	31/03/2021 (Audited)
A	Segment Revenue		
	Real Estate	-	-
	Other	15,57,75,032	33,45,503
	Less: Inter Segment Revenue	-	-
	Total Revenue	15,57,75,032	33,45,503
B	Segment Results		
	Profit (Loss) before tax		
	Real Estate	9,20,32,538	(1,24,52,633)
	Other unallocated expenses (Net of Other Income)	-	-
	Total Segment Profit (Loss) before tax	9,20,32,538	(1,24,52,633)
	Less : Tax Expenses	2,21,05,877	-
	Profit after tax	6,99,26,660	(1,24,52,633)
C	Segment Assets		
	Real Estate	10,92,75,40,367	3,74,80,15,566
	Other unallocated assets	-	-
	Total Assets	10,92,75,40,367	3,74,80,15,566
D	Segment Liabilities		
	Real Estate	10,92,75,40,367	3,74,80,15,566
	Other unallocated liabilities	-	-
	Total Liabilities	10,92,75,40,367	3,74,80,15,566

**For and on behalf of the board of directors of
Kumar Housing Township Private Limited**

Manish V Jain
Director
DIN: 00037571

