



14th February, 2023

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

Scrip code:973092

Subject: Submission of unaudited Standalone and Consolidated Financial Results along with Limited Review Report for the quarter and nine months ended December 31, 2022

Dear Sir,

With reference to the captioned subject and in continuation to our letter dated February 02, 2023 and February 08, 2023, disclosures made pursuant to Regulation 52 read with Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

We wish to inform you that the Board of Directors of the Company at their meeting held on February 14, 2023 at 04.00 p.m. and concluded at 07-25 p.m. on the same date have approved the unaudited Standalone and Consolidated Financial Results and Extracts of Financial Results of the Company for the quarter and nine months ended December 31, 2022.

Accordingly, we are enclosing herewith a copy of the unaudited Standalone and Consolidated Financial Results for the quarter ended December 31, 2022 accompanied with the Limited Review Report by the Statutory Auditors of the Company.

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

Thanking you,

Yours faithfully,

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

K. V. Jagdale

Komal Jagdale
Company Secretary and Compliance Officer



Kumar Housing Township Private Limited

(Formerly known as KRISHCON PUBLICATION INDIA PRIVATE LIMITED)

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

CIN : U45100PN2017PTC170130



Independent Auditors Limited Review report on the Quarterly unaudited financial results of the Company pursuant to the regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, for companies (other than banks, NBFCs and insurance companies), as amended

Review Report

To the Board of Directors of

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

We have reviewed the accompanying consolidated quarterly ended unaudited 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 December 31, 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


Shilpa Patil

Partner

Membership No: 138320

Place: Pune

Date: 14/02/2023

UDIN: 23138320BGULSW3427



UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED AS ON DECEMBER 31, 2022

(Amount in INR Thousand, unless otherwise stated)

Sr. No.	Particulars	Current three months ended December 31, 2022 (Unaudited)	Current three months ended September 30, 2022 (Audited)	Current Nine months ended December 31, 2022 (Unaudited)	Previous year ended March 31, 2022 (Audited)
1	Income				
a)	Revenue from operations (net)	-	-	-	-
b)	Other income	223.70	21,412.87	58,375.05	1,55,775.03
	Total Income (I)	223.70	21,412.87	58,375.05	1,55,775.03
2	Expenses				
a)	Cost of residential unit sold	-	-	-	-
b)	Employee benefits expense	264.00	-	264.00	-
c)	Depreciation	107.95	28.01	245.32	171.27
d)	Finance costs	4.11	8.46	13.44	137.82
e)	Other expenses	41,414.06	17,327.48	66,657.86	63,433.41
	Total expenses (II)	41,790.12	17,363.95	67,180.63	63,742.50
4	Profit / (Loss) before tax [(I) - (II)]	(41,566.42)	4,048.92	(8,805.58)	92,032.53
5	Tax expenses				
a)	Current tax	(7,701.89)	491.56	-	22,117.13
b)	Deferred tax	13.09	(31.98)	(24.36)	(11.26)
6	Total tax surplus/ (expense)	(7,688.80)	459.58	(24.36)	22,105.87
7	Profit / (Loss) for the period	(33,877.61)	3,589.34	(8,781.22)	69,926.66
	Other Comprehensive Income				
	Items that will not be reclassified subsequently to profit or loss:				
	- Income tax relating to these items	62,927.72	94,561.58	1,53,727.41	-
	Other Comprehensive income/ (Loss) for the year, net of tax	(2,66,681.51)	(2,01,557.27)	(4,57,531.86)	-
	Total Comprehensive income/ (Loss) for the period	(3,00,559.12)	(1,97,967.93)	(4,66,313.08)	69,926.66
8	Paid-up equity share capital (Face value of Rs. 10/- each)	10,100.00	10,100.00	10,100.00	10,100.00
9	Total debt capital [Refer Note 2 (a)]	61,01,513.20	58,82,722.02	61,01,513.20	52,71,926.60
10	Reserves excluding revaluation reserves [Refer Note 2 (c)]	54,25,354.99	57,05,914.13	54,25,354.99	58,71,668.08
11	Debenture redemption reserve	-	-	-	-
12	Networth [Refer Note 2 (b)]	54,35,454.99	57,16,014.13	54,35,454.99	58,81,768.08
13	Earning per share (not annualised)				
	- Basic (in INR)	(33.54)	3.55	(8.69)	69.23
	- Diluted (in INR)	(33.54)	3.55	(8.69)	69.23
14	Debt equity ratio [Refer Note 2 (c)]	1.12	1.03	1.12	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)]	53.85	35.86	35.86	4.45
18	Long term debt to working capital (no. of times) [Refer Note 2 (g)]	0.45	0.43	0.43	0.41
19	Bad debt to account receivable ratio (no. of times) [Refer Note 2 (h)]	-	-	-	-
20	Current liability ratio (no. of times) [Refer Note 2 (i)]	0.03	0.04	0.04	0.33
21	Total debt to total asset ratio (no. of times) [Refer Note 2 (j)]	0.43	0.41	0.41	0.31
22	Debtors turnover ratio (not annualised) (no. of times) [Refer Note 2 (k)]	NA	NA	NA	NA
23	Inventory turnover ratio (not annualised) (no. of times) [Refer Note 2 (l)]	NA	NA	NA	NA
24	Operating margin (%) [Refer Note 2 (m)]	NA	NA	NA	NA
25	Net profit margin (%) [Refer Note 2 (n)]	NA	NA	NA	NA
26	Sector specific applicable ratios, if applicable	NA	NA	NA	NA



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

Manish Jain
Director

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 February 14, 2023.
- 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
- 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 31st December 2021 and nine months period ended on December 31, 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.



Place : Pune

Date: February 14, 2023

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

Statement referred to in Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015				
Sr. No.	Particulars	Disclosures		
1	Credit rating (if any)	The NCDs issued by the company to the tune of Rs. 49 crores were given credit rating of CARE B; Stable (Single B : Outlook Stable) (dated March 01, 2022)		
2(a)	Asset cover available - Debentures bearing scrip number: INEDH2C08018	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 December 31, 2022 are unsecured.		
2(b)	Asset cover available - Debentures bearing scrip number: INEDH2C07028	The non-interest bearing unlisted, secured, redeemable, non-convertible debentures of the Company of Face Value Rs. 1,000 each aggregating to Rs. 3,50,00,00,000 as on December 31, 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	Name of NCD	Interest/ repayment due on	Interest/ repayment on
		350 crores	Refer Note 6	Refer Note 6
		49 crores	Refer Note 7	Refer Note 7
4	Next due date for payment of interest / repayment of principal along with amount of interest of NCD payable and redemption amount	Name of NCD	Interest (Rs. in Lacs)	Principal (Rs. in Lacs)
		350 crores	Refer Note 6	Refer Note 6
		49 crores	Refer Note 7	Refer Note 7
NOTES TO THE FINANCIAL RESULTS:				
1	The above Financial results have been prepared as per the SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015 and approved by the Board of Directors at its meeting held on February 14, 2023.			
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 (gain)/ loss on financial instruments at fair value through profit or loss,			
	n) Net profit margin (%) = Profit or (loss) after tax / revenue from Operations			
	o) Reserves excluding revaluation reserves = Other Equity			



3	The operating segments have been identified on the basis of the business activities from which the Company earns revenue and incurs expenses and whose operating results are reviewed by the Chief Operating Decision Maker of the Company to make decisions about the resources to be allocated and assess performance and for which discrete financial information is available. The Company has only one reportable segment namely Real estate.
4	Status of investors complaints (Nos) : Received during the period (Nil); Disposed off during the period (Nil); Closing balance as on December 31, 2022 (Nil).
5	The weighted average number of equity shares outstanding during the period has been considered for calculating the basic and diluted earnings per share in accordance with Ind AS-33 "Earnings per share".
6	The terms for payments of interest/repayment of principal will be as per the Debenture Trust Deed dated January 21, 2021 read together with first amendment agreement dated March 17, 2021, second amendment agreement dated August 27, 2021 and letter dated January 21, 2022. The debentures are non interest bearing. The NCDs are redeemable in 4 equal instalments commencing from 51st month from the disbursement along with redemption premium to be calculated @ 16% IRR.
7	The terms for payments of interest/repayment of principal will be as per the Debenture Trust Deed dated March 15, 2021. The debentures are non interest bearing. The NCDs are redeemable on the 30th day from the occurrence of Redemption Event along with redemption premium to be calculated @ 25% IRR.
8	Figures pertaining to previous period have been regrouped or reclassified, wherever necessary, to conform to the classification adopted in the current period.



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

Manish Jain
Director

Place : Pune
Date: February 14, 2023



Independent Auditors Limited Review report on the Quarterly unaudited financial results of the Company pursuant to the regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, for companies (other than banks, NBFCs and insurance companies), 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 December 31, 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, for companies (other than banks, NBFCs and insurance companies), 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: 14/02/2023
UDIN: 23138320BGULSX1663**





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:U45100PN2017PTCL170130

UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED AS AT DECEMBER 31, 2022

(Amount in INR Thousand, unless otherwise stated)

Sr. No.	Particulars	Current three months ended December 31, 2022	Current three months ended September 30, 2022	Corresponding three months ended December 31, 2021	Current Nine months ended December 31, 2022	Corresponding Nine months ended December 31, 2021	Previous year ended March 31, 2022
		(Unaudited)	(Audited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	Income						
a)	Revenue from operations (net)	-	-	-	-	-	-
b)	Other income	-	18,983.55	36,738.44	55,722.03	1,14,233.95	1,55,775.03
	Total Income (I)	-	18,983.55	36,738.44	55,722.03	1,14,233.95	1,55,775.03
2	Expenses						
a)	Cost of residential unit sold	-	-	-	-	-	-
b)	Employee benefits expense	-	-	-	-	-	-
c)	Depreciation	93.76	28.01	10.94	218.27	29.69	120.35
d)	Finance costs	4.11	8.46	137.70	12.62	137.70	137.82
e)	Other expenses	41,401.31	16,933.07	18,295.07	66,250.70	64,426.80	63,433.41
	Total expenses (II)	41,499.17	16,969.54	18,443.71	66,481.58	64,594.19	63,691.57
3	Profit / (Loss) before tax [(I) - (II)]	(41,499.17)	2,014.01	18,294.72	(10,759.55)	49,639.76	92,083.46
4	Tax expenses						
a)	Current tax	(7,701.89)	491.56	5,327.42	(0.00)	10,808.71	22,117.13
b)	Deferred tax	13.09	(31.98)	1.18	(24.49)	2.64	(17.67)
	Total tax surplus/ (expense)	(7,688.80)	459.58	5,328.61	(24.49)	10,811.35	22,099.46
5	Profit / (Loss) for the period	(33,810.37)	1,554.43	12,966.12	(10,735.06)	38,828.41	69,984.00
6	Other Comprehensive Income						
	Items that will not be reclassified subsequently to profit or loss:						
	- Income tax relating to these items	(3,09,609.23)	(2,96,118.85)	-	(5,91,259.26)	-	(5,30,710.74)
	- Income tax relating to these items	80,498.40	76,990.90	-	1,53,727.41	-	1,37,984.79
	Other Comprehensive Income/ (Loss) for the year, net of tax	(2,29,110.83)	(2,19,127.95)	-	(4,37,531.86)	-	(3,92,725.95)
	Total Comprehensive Income/ (Loss) for the period	(2,62,921.20)	(2,17,573.52)	12,966.12	(4,48,266.92)	38,828.41	(3,22,741.96)
7	Paid-up equity share capital (Face value of Rs. 10/- each)	10,100.00	10,100.00	10,100.00	10,100.00	10,100.00	10,100.00
8	Total debt capital [Refer Note 2 (a)]	56,01,513.20	53,82,722.02	38,65,000.00	56,01,513.20	38,65,000.00	52,71,926.59
9	Reserves excluding revaluation reserves [Refer Note 2 (c)]	-13,39,430.54	-10,76,509.34	26,304.88	-13,39,430.54	26,304.88	-8,91,163.63
10	Debt redemption reserve	-	-	-	-	-	-
11	Networth [Refer Note 2 (b)]	-13,29,330.54	-10,66,409.34	36,404.88	-13,29,330.54	36,404.88	-8,81,063.63
12	Earning per share (not annualised)						
	- Basic (in INR)	(33.48)	1.54	12.84	(10.63)	38.44	69.29
	- Diluted (in INR)	(33.48)	1.54	12.84	(10.63)	38.44	69.29
13	Debt equity ratio [Refer Note 2 (c)]	(4.21)	(5.05)	106.17	(4.21)	106.17	(5.98)
14	Debt service coverage ratio [Refer Note 2 (d)]	-	-	-	-	-	-
15	Interest service coverage ratio [Refer Note 2 (e)]	-	-	-	-	-	-
16	Current Ratio (no. of times) [Refer Note 2 (f)]	3.40	2.25	203.32	2.25	203.32	1.12
17	Long term debt to working capital (no. of times) [Refer Note 2 (g)]	11.02	14.85	1.02	14.85	1.02	12.56
18	Bad debt to account receivable ratio (no. of times) [Refer Note 2 (h)]	-	-	-	-	-	-
19	Current liability ratio (no. of times) [Refer Note 2 (i)]	0.03	0.04	0.01	0.04	0.01	0.32
20	Total debt to total asset ratio (no. of times) [Refer Note 2 (j)]	0.81	0.77	0.99	0.77	0.99	0.52
21	Debtors turnover ratio (not annualised) (no. of times) [Refer Note 2 (k)]	NA	NA	NA	NA	NA	NA
22	Inventory turnover ratio (not annualised) (no. of times) [Refer Note 2 (l)]	NA	NA	NA	NA	NA	NA
23	Operating margin (%) [Refer Note 2 (m)]	NA	NA	NA	NA	NA	NA
24	Net profit margin (%) [Refer Note 2 (n)]	NA	NA	NA	NA	NA	NA
25	Sector specific applicable ratios, if applicable	NA	NA	NA	NA	NA	NA



NOTES :	
1	The above financial results have been prepared as per the SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015 and have been approved by the Board of Directors at its meeting held on February 14, 2023.
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.
<div style="display: flex; justify-content: space-between; align-items: center;"> <div> <p>Place : Pune Date: February 14, 2023</p> </div> <div style="text-align: center;">  </div> <div> <p>For and on behalf of the Board of Directors of Kumar Housing Township Private Limited</p>  <p>Manish Jain Director</p> </div> </div>	

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

Sr. No.	Particulars	Disclosures			
1	Credit rating (if any)	The NCDs issued by the company to the tune of Rs. 49 crores were given credit rating of CARE B; Stable (Single B : Outlook Stable) [dated March 01, 2022]			
2(a)	Asset cover available - Debentures bearing scrip number: INE0H2C08018	The non-interest bearing rated, listed, redeemable, non-convertible debentures of the Company of Face Value Rs. 1,000 each aggregating to Rs. 49,00,00,000 as on December 31, 2022 are unsecured.			
2(b)	Asset cover available - Debentures bearing scrip number: INE0H2C07028	The non-interest bearing unlisted, secured, redeemable, non-convertible debentures of the Company of Face Value Rs. 1,000 each aggregating to Rs. 3,50,00,00,000 as on December 31, 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	Name of NCD	Interest/repayment due	Interest/repayment on	
		350 crores	Refer Note 6	Refer Note 6	
		49 crores	Refer Note 7	Refer Note 7	
4	Next due date for payment of interest /repayment of principal along with amount of interest of NCD payable and redemption amount	Name of NCD	Interest	Principal	
		350 crores	Refer Note 6	Refer Note 6	
		49 crores	Refer Note 7	Refer Note 7	
NOTES TO THE FINANCIAL RESULTS:					
1	The above Financial results have been prepared as per the SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015 and approved by the Board of Directors at its meeting held on February 14, 2023.				
2	Formula used for computation of ratios:				
	a) Paid up debt capital represents - "Secured and unsecured non-convertible redeemable debentures issued".				
	b) Networth = (Share capital + Reserves)				



	c) Debt equity ratio = Debt / Shareholders' fund where, Debt = Total secured and unsecured Debentures; and Shareholders' fund = Equity share capital + reserves and
	d) Debt service coverage ratio = Earnings before interest and tax / (Interest + Principal repayment during the period excluding bank overdraft).
	e) Interest service coverage ratio = Earnings before interest and tax / Interest Expenses.
	f) Current Ratio = Current Assets/ Current Liabilities
	g) Long term debt to working capital = Long term debt / Net working Capital where, Long term debt = Long term borrowings including Debentures and Net Working Capital = Current Assets - Current Liabilities
	h) Bad debt to account receivable ratio = Bad Debts / Average Trade Receivable
	i) Current Liability ratio = Current Liabilities / Total Liabilities.
	j) Total debt to total asset ratio = Total Debt / Total Assets where Total debt = Total secured and unsecured Debentures.
	k) Debtors turnover ratio = Revenue from operations / Average Trade Receivable
	l) Inventory Turnover ratio = Revenue from operations / Average Inventories
	m) Operating margin (%) = Operating Margin / Revenue from Operations where, Operating margin = Profit before Finance Cost, Fair value (gain)/ loss on financial instruments at fair value through profit or loss, Tax and Exceptional Items (less) other income
	n) Net profit margin (%) = Profit or (loss) after tax / revenue from Operations
	o) Reserves excluding revaluation reserves = Other Equity
3	The operating segments have been identified on the basis of the business activities from which the Company earns revenue and incurs expenses and whose operating results are reviewed by the Chief Operating Decision Maker of the Company to make decisions about the resources to be allocated and assess performance and for which discrete financial information is available. The Company has only one reportable segment namely Real estate.
4	Status of investors complaints (Nos) : Received during the period (Nil); Disposed off during the period (Nil); Closing balance as on December 31, 2022 (Nil).
5	The weighted average number of equity shares outstanding during the period has been considered for calculating the basic and diluted earnings per share in accordance with Ind AS-33 "Earnings per share".
6	The terms for payments of interest/repayment of principal will be as per the Debenture Trust Deed dated January 21, 2021 read together with first amendment agreement dated March 17, 2021, second amendment agreement dated August 27, 2021 and letter dated January 21, 2022. The debentures are non interest bearing. The NCDs are redeemable in 4 equal instalments commencing from 51st month from the disbursement along with redemption premium to be calculated @ 16% IRR.
7	The terms for payments of interest/repayment of principal will be as per the Debenture Trust Deed dated March 15, 2021. The debentures are non interest bearing. The NCDs are redeemable on the 30th day from the occurrence of Redemption Event along with redemption premium to be calculated @ 25% IRR.
8	Figures pertaining to previous period have been regrouped or reclassified, wherever necessary, to conform to the classification adopted in the current period.

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



Manish Jain
Director

Place : Pune
Date: February 14, 2023



Date: 14th February, 2023

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

Scrip code: 973092

Dear Sir,

Subject: Non-applicability of Regulation 54 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("LODR") for the quarter and nine months ended December 31, 2022.

Pursuant to Regulation 54(1) of the SEBI (LODR) Regulations, 2015, in respect of its "secured" listed non-convertible debt securities, the listed entity shall maintain hundred per cent security cover or higher security cover as per the terms of offer document/Information Memorandum and/or Debenture Trust Deed, sufficient to discharge the principal amount and the interest thereon at all times for the non-convertible debt securities issued.

Further, pursuant to Regulation 54(2) of the SEBI (LODR) Regulations, 2015, the listed entity shall disclose to the stock exchange in quarterly, half-yearly, year-to-date and annual financial statements, as applicable, the extent and nature of security created and maintained with respect to its secured listed non-convertible debt securities.

Also, pursuant to Regulation 54(3) of the SEBI (LODR) Regulations, 2015, the listed entity shall disclose the security cover available in case of non-convertible debt securities along with its financial results in the format as specified by the Board.

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

In accordance with the above Regulation, the maintenance of security cover, disclosure of the same along with the financial results and submission of it with BSE is applicable only with respect to the "secured" listed non-convertible debt securities. In this regard, provisions of Regulation 54 of the SEBI (LODR) Regulations, 2015 are not applicable to the Company since it has issued and allotted Unsecured, Listed, Non-Convertible Debentures for a total amount of INR 49 Crore.

We request you to kindly take the above on record.

Thanking you,
Yours Faithfully,

For KUMAR HOUSING TOWNSHIP PRIVATE LIMITED
Formerly known as **KRISHCON PUBLICATION INDIA PRIVATE LIMITED**

K. V. Jagdale

Komal Jagdale

Company Secretary and Compliance Officer

