



THE CENTER COURT
Dwarka Expressway, Sector 88A, Gurgaon



ALRPL/BSE/04/18-19

May 29, 2018

To

The General Manager - Operations,
BSE Limited,
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400 001

Ref: Scrip Code No. 949975, 949976, 950108, 950109 & 957822

Subject: Submission of Audited Financial results of the Company for the financial year ended on March 31, 2018 along with statement of disclosures required under Regulation 52 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

Dear Sir/Madam,

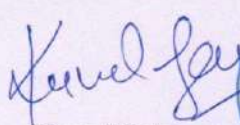

Pursuant to the Regulation 52 of the SEBI (LODR) Regulations 2015, we wish to inform you that the Board of Directors of Ashiana Landcraft Realty Private Limited ("**the Company**") at its meeting held on i.e. May 28, 2018 has *inter-alia* approved, the Audited Financial Results for the Financial Year ended on March 31, 2018. Accordingly, we are herewith submitting the following documents:

- Audited Financial Results of the Company for the Financial Year ended on March 31, 2018 pursuant to Regulation 52(1);
- Auditors' Report on Financial Results of the Company for the Financial Year ended on March 31, 2018 received from Statutory Auditor pursuant to Regulation 52 (1);
- Declaration on unmodified opinion under Regulation 52(3);
- Disclosure of information for Non Convertible Debentures (NCDs) pursuant to Regulation 52(4);
- Certificate received from IDBI Trusteeship Services Limited ("**Debenture Trustee**") pursuant to Regulation 52(5).

Please take the same on record and oblige.

Thanking you,
Yours faithfully,

For Ashiana Landcraft Realty Private Limited



Kunal Jain
Company Secretary
Mem No. - 31942

Ashiana Landcraft Realty Pvt Ltd (Formerly known as Viroma Developers Pvt. Ltd.)

Sales Office : Vatika Towers, Block-B, 8th Floor, Golf Course Road, Sector-54, Gurgaon Tel 0124-4227878 /8112 Email: contact@ashianalandcraft.com
Corporate Office : 3H, Plaza M-6, District Centre Jasola, New Delhi - 110 025 Tel 011-4056 4056 Fax 011-4056 4040
Regd Office : 5F, Everest, 46/C, Chowringhee Road, Kolkata - 700 071 CIN : U70200WB2012PTC173601



THE CENTER COURT
Dwarka Expressway, Sector 88A, Gurgaon



Date: 28th May, 2018

To,

BSE Limited,
Phiroze Jeejeebhoy Towers,
Dalai Street, Mumbai,
Maharashtra -400001

Subject: - Declaration pursuant to Regulation 52(3)(a) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulation, 2015.

Dear Sir/ Madam,

Pursuant to Regulation 52(3)(a) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time, I Rohit Raj Modi, Managing Director of Ashiana Landcraft Realty Pvt. Ltd. (CIN : U70200WB2012PTC173601) having its Registered Office at 5F, Everest, 46/C, Chowringhee Road, Kolkata – 700071, West Bengal, India, do hereby declare that, the Statutory Auditors of the Company M/s B. Chhawchharia & Co., Chartered Accountant (ICAI Firm Registration Number: 305123E) have issued an Audit Report with an Unmodified Opinion on Audited Financial Results of the Company for the year ended March 31, 2018.

Kindly take this declaration on your record.

For Ashiana Landcraft Realty Pvt. Ltd.

Rohit Raj Modi



Rohit Raj Modi
Managing Director
DIN: 00180505

Ashiana Landcraft Realty Pvt Ltd

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DISCLOSURE OF INFORMATION OF NON-CONVERTIBLE DEBENTURES ISSUED ON PRIVATE PLACEMENT BASIS
Under Regulation 52(4) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 for Financial year 2017-2018

S No.	Particulars	Details	
1	Name of the Company	Ashiana Landcraft Realty Private Limited	Ashiana Landcraft Realty Private Limited
2	Issue Size (Rs. in Crore)	Rs. 169,98,83,000/-	Rs. 29,01,17,000/-
3	Actual amount collected	Rs. 169,98,83,000/-	Rs. 29,01,17,000/-
4	Secured / Unsecured Debentures	Secured	Unsecured
5	Type PCD / NCD	NCD	NCD
6	Date of Allotment	04-Mar-14	31-Mar-14
7	Credit Rating at the time of issue	Care BB - (Double B Minus)	Care BB - (Double B Minus)
8	Credit Rating as on 31.03.2018	Care D (Single D)	Care BB - (Double B Minus)
9	Asset Cover Available	Yes	Yes
10	Debt Equity Ratio	31.01	31.01
11	Previous due date for payment of Interest	31-Mar-17	N.A.
12	Next Due date for payment of interest	28-Feb - 2019	05-Sep-2018
13	Debt service coverage ratio	N.A.	N.A.
14	Interest service coverage ratio	N.A.	N.A.
15	Outstanding redeemable preference shares (quantity and value)	N.A.	N.A.
16	Capital Redemption Reserve/Debt Redemption Reserve	-	-
17	Net worth	Rs 1788.45 Lacs	Rs 1818.57 Lacs
18	Net profit after tax	(34.65)	(0.04)
19	Earnings per share	(0.28)	0.54

For and on behalf of the Board of Directors
Ashiana Landcraft Realty Private Limited



Kunal Jain

Kunal Jain
Company Secretary
Mem No - 31942

Date : May 28, 2018
Place : New Delhi

Ashiana Landcraft Realty Pvt Ltd

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Ref. No.2002/ITSL/OPR/2018-19

May 28, 2018

Ashiana Landcraft Realty Private Limited

3 H, Plaza M6,
District Centre Jasola
New Delhi - 110025

Dear Sir/Madam,

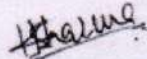
Certificate for receipt and noting of information
[Pursuant to Regulation 52(5) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015]

We, IDBI Trusteeship Service Limited ("**Debenture Trustee**") hereby confirm that we have received and noted the information, as specified under regulation 52(4) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulation, 2015 ("**Regulations**"), provided to us by Ashiana Landcraft Realty Private Limited ("**the Company**") for the financial year ended March 31, 2018.

This Certificate is being issued pursuant to the requirements of regulation 52(5) of the aforesaid Regulations, for onward submission to Stock Exchange(s) by the Company.

Yours truly,

For **IDBI Trusteeship Services Limited**



Authorised Signatory

INDEPENDENT AUDITOR'S REPORT

To
Board of Directors,
Ashiana Landcraft Realty Private Limited

We have audited the financial results of Ashiana Landcraft Realty Private Limited ("the Company") for the year ended March 31, 2018 attached herewith, being submitted by the Company pursuant to the requirement of Regulation 52 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015.

These financial results which are the responsibilities of the Company's Management and approved by the Board of Directors, have been prepared on the basis of related financial statement, which is in accordance with Indian Accounting Standards, prescribed under Section 133 of the Companies Act, 2013 and other accounting principles generally accepted in India. Our responsibility is to express an opinion on these financial results based on our audit.

We conducted our audit in accordance with the Auditing standards generally accepted in India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial results are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts disclosed as financial results. An audit also includes assessing the accounting principles used and significant estimates made by management. We believe that our audit provides a reasonable basis for our opinion.

In our opinion and to the best of our information and according to the explanations given to us on these financial results:

- (i) have been presented in accordance with the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with SEBI circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016 and SEBI circular No. CIR/IMD/DF1/69/2016 dated August 10, 2016 in this regard; and
- (ii) give a true ad fair view in conformity with aforesaid Indian Accounting Standards and other accounting principles generally accepted in India of the net loss and other financial information for the year ended March 31, 2018.

For B. Chhawchharia & Co.
Chartered Accountants
Firm Registration No. 305123E



Abhishek Gupta
Partner

Membership No. 529082

Place: New Delhi
Date: 28th May, 2018





ASHIANA LANDCRAFT REALTY PRIVATE LIMITED		
Regd Off: 5F, Everest, 46/C, Chowringhee Road, Kolkata - 700071, West Bengal CIN - U70200WB2012PTC173601, Website : www.thecentercourt.co.in		
STATEMENT OF ASSETS AND LIABILITIES AS ON 31ST MARCH, 2018		
Particulars	(Rs. in Lacs)	
	As at 31.03.2018 (Audited)	As at 31.03.2017 (Audited)
ASSETS		
Non-current assets		
Property, Plant and Equipment	44.46	57.73
Financial Assets		
- Deposits	3.41	16.55
- Other financial assets	640.09	511.93
Other Non Current assets	17,090.48	17,421.08
Total Non Current Assets	17,778.45	18,007.30
Current assets		
Inventories	46,791.72	36,360.60
Financial assets		
- Investments	7,031.10	1,760.44
- Cash and cash equivalents	132.20	(28.02)
- Bank balances other than above	129.62	117.44
- Other financial assets	3,573.20	2,929.35
Current tax assets (Net)	122.91	98.79
Other Current assets	4,163.87	3,591.75
Total Current Assets	61,944.62	44,830.34
Total Assets	79,723.07	62,837.64
EQUITY AND LIABILITIES		
Equity		
Equity Share capital	1,100.00	1,100.00
Other Equity	688.45	718.57
	1,788.45	1,818.57
LIABILITIES		
Non-Current Liabilities		
Financial liabilities		
- Borrowings	34,090.46	27,797.61
- Other financial liabilities	1,963.89	1,604.15
Non Current Provisions	5,266.24	4,519.14
Deferred Tax Liabilities (Net)	(9.43)	10.60
	41,311.16	33,931.50
Current Liabilities		
Financial liabilities		
- Trade payables	686.16	458.47
- Other financial liabilities	9,275.01	4,277.26
Other current liabilities	24,196.86	21,713.88
	2,465.43	637.96
	36,623.46	27,087.57
Total Equity & Liabilities	79,723.07	62,837.64
Date: 28th May, 2018		On behalf of the Board of Directors
Place: New Delhi		(Rohit R. Modi) (Managing Director)



Ashiana Landcraft Realty Pvt Ltd (Formerly known as Viroma Developers Pvt. Ltd.)

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STATEMENT OF FINANCIAL RESULTS FOR THE HALF YEAR AND YEAR ENDED MARCH 31, 2018

(Rs. in Lacs)

S.No.	Particulars	Half year ended March 31, 2018	Half year ended March 31, 2017	Year ended March 31, 2018	Year ended March 31, 2017
		(Unaudited)	(Unaudited)	(Audited)	(Audited)
1	Income				
	Other Income	(8.38)	94.96	156.62	163.70
	Total Revenue	(8.38)	94.96	156.62	163.70
2	Expenses				
	Direct Costs:				
	Purchaser - Development Rights	330.60	1,176.22	330.60	1,176.22
	Project Expenses	5,521.43	5,625.34	9,955.97	9,041.10
	Changes in Inventories	(5,852.03)	(6,801.56)	(10,286.57)	(10,217.32)
		0.00	-	-	-
	Employee Benefit Expenses	99.60	39.51	133.56	68.42
	Other Expenses	34.17	66.13	68.97	85.08
	Depreciation	3.61	(5.70)	8.28	10.22
	Total Expenses	126.37	99.94	210.82	163.72
3	Profit/(Loss) before Tax	(134.75)	(4.98)	(54.20)	(0.02)
4	Tax Expenses :				
	Current Tax	2.05	-	2.05	-
	Deferred Tax	(21.61)	0.01	(21.61)	0.01
5	Profit/(Loss) for the year	(115.20)	(5.00)	(34.65)	(0.04)
6	Other Comprehensive Income/(Loss)				
	A (i) Items that will not be reclassified to profit or loss				
	- Remeasurement of defined benefit plans	-	-	-	-
	- Equity Instruments through Other Comprehensive Income	(22.97)	75.51	6.10	75.51
	(ii) Income tax relating to items that will not be reclassified to profit or loss:				
	- Remeasurement of defined benefit plans	(1.57)	(15.92)	(1.57)	(15.92)
	- Equity Instruments through Other Comprehensive Income	-	-	-	-
	Other Comprehensive Income/(Loss) for the year	(24.54)	59.60	-1.53	59.60
	Total Comprehensive Income/(Loss) for the Year	(139.74)	54.60	(36.12)	59.56
7	Earnings per Equity Share				
	(On Equity Shares of 'B' Class of nominal value of '10/- each)				
	Basic and Diluted	(1.28)	0.50	(0.28)	0.54
8	Ratios				
	Paid-up equity share capital (Face Value of Rs. 10 each)	1,100.00	1,100.00	1,100.00	1,100.00
	Reserves excluding revaluation reserves (Other Equity)	-	-	688.45	718.57
	Net Worth	-	-	1,788.45	1,818.57
	Paid up debt capital	-	-	34,090.46	27,797.61
	Debt Equity Ratio	-	-	31:01	25:01
	Debt Redemption Reserve	-	-	-	-
	Debt Service Coverage Ratio	N.A	N.A	N.A	N.A
	Interest Service Coverage Ratio	N.A	N.A	N.A	N.A

Date: 28th May, 2018
Place: New Delhi



On behalf of the Board of directors



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1 The above financial results have been reviewed by the audit committee and approved by the board of directors in their respective meetings held on 28th May, 2018, The company has adopted Indian Accounting Standards (Ind AS) notified by the Ministry of Corporate Affairs w. e. f. 01st April, 2017 (Being transition date as 01st April, 2016)

2 The following reconciliations provide the effect of transition to Ind AS from Previous GAAP in accordance with Ind AS 101

a) Net profit for the half year and year ended March, 2017

Particulars	Rs. in Lacs	
	Half year ended March, 2017	Year Ended March, 2017
Profit after tax as per previous GAAP	8.93	12.07
-Adjustments on account of application of Ind AS		
Recomputation of depreciation	1.69	1.69
Change in fair value of financial instruments	(11.82)	(11.82)
Provision for deferred tax	(3.80)	(1.98)
Net profit after tax as per Ind AS	(5.00)	(0.04)
Equity instruments through OCI (Net of deferred tax)	59.60	59.60
Total comprehensive income as per Ind AS	54.60	59.56

b) Equity as at March, 2017

Particulars	Rs. in Lacs
	Year Ended March, 2017
Equity under previous GAAP	1,127.57
Equity component of compound financial Instruments	635.53
Change in Fair valuation of Financial Instruments	75.51
Deferred tax adjustments	(21.73)
Depreciation	1.69
Equity under Ind AS	1,818.57

3 The company's operations consist of only one segment -Real estate

4 Assumption to the financial statements

Debt Equity Ratio = Paid up debt capital/Paid up share capital

Net worth =(Equity share capital + Other Equity

Paid up debt capital = Long term borrowings as per respective financial statements

5 The previous figures have been regrouped /rearranged , wherever considered necessary.

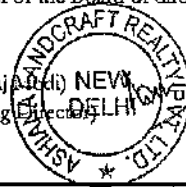
Date: 28th May, 2018

Place: New Delhi



On behalf of the Board of directors

(Rohit Raj Arora)
(Managing Director)



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