

RADIUS & DESERVE LAND DEVELOPERS PRIVATE LIMITED (Formerly known as Derve Land Developers Private Limited)			
Statement of Assets and Liabilities as per clause 52 of the SEBI (LODR) Regulations, 2015 for the period ended 30th September 2016			
(Rs. in Lakhs)			
PARTICULARS	As at 30th September, 2016 (Unaudited)	As at 31st March, 2016 (Audited)	
A EQUITY AND LIABILITIES			
Shareholders' Funds			
Share Capital	500.00	500.00	
Reserve and surplus	2.43	2.43	
Sub-total - Shareholders' funds	502.43	502.43	
Non-current Liabilities			
Long-term borrowings	30,200.00	30,200.00	
Deferred tax liabilities (net)	-	-	
Other long-term liabilities	5,471.72	2,465.66	
Long-term provisions	35,671.72	32,665.66	
Sub-total - Non-current liabilities	71,343.44	65,265.32	
Current Liabilities			
Short-term borrowings	581.00	581.00	
Trade payables	638.37	570.60	
Other current liabilities	-	-	
Short-term provisions	1,219.37	1,151.60	
Sub-total - Current liabilities	3,438.74	3,303.20	
Total - EQUITY AND LIABILITIES	37,393.52	34,319.69	
B ASSETS			
Non-current Assets			
Tangible Assets	0.07	0.12	
Intangible Assets	-	-	
Capital Work-in-Progress	-	-	
Goodwill on consolidation	-	-	
Non-current investments	0.50	0.50	
Long-term loans and advances	25,266.29	25,265.63	
Other non-current assets	363.90	363.93	
Sub-total - Non-current assets	26,630.76	25,600.18	
Current Assets			
Current investments	-	-	
Inventories	9,312.63	6,394.45	
Trade receivables	332.54	344.05	
Cash and bank balances	1,905.05	1,906.42	
Short-term loans and advances	232.85	67.59	
Other current assets	11,782.77	8,712.51	
Sub-total - current assets	23,565.84	17,433.01	
Total - ASSETS	37,393.52	34,319.69	

For and on behalf of the Board of Directors

Santosh Sanda
Director
DIN: 01837949

Sanjay Chhabria
Director
DIN: 00390438



Place: Mumbai
Date: 14th November, 2016

RADIUS & DESERVE LAND DEVELOPERS PRIVATE LIMITED
(Formerly known as Derve Land Developers Private Limited)
Regd. Off: OSEB, CSE, And Jandera, Opp. University of Mumbai, Parel, Kurla, Santosh East, Mumbai - 400016
CIN: U02403MH2007PTC0097974; Tel: 022-26478485; E-Mail: accounts@radius.co.in
Url: www.radius.co.in
Url: Audited Financial Results for period ended: 30th September, 2016

Particulars	(Rs. in Lakhs)	
	Half Year ended 30th September, 2016	Year ended 31st March, 2016
	Unaudited	Audited
1. (a) Net Sales/Income from Operations	-	-
(b) Other Operating Income	-	-
Total	-	-
2. Expenditure	-	-
(a) Decrease/increase in stock in trade and work in progress	(2,918.17)	(4,953.17)
(b) Project expenses	-	18.39
(c) Purchase of intangible assets	-	-
(d) Employee cost	-	7.76
(e) Depreciation	0.04	0.32
(f) Other expenditure	2.06	39.90
(g) Professional fee	39.85	2,143.79
Total	(2,895.22)	(2,413.19)
3. Profit from Operations before Other Income, Interest and Exceptional Items (1-2)	2,895.22	2,413.13
4. Other Income	172.00	47.08
5. Profit before Interest & Exceptional Items (3+4)	3,067.22	2,460.21
6. Interest / Finance Cost	(1,007.02)	(4,499.16)
7. Exceptional Items	-	-
8. Profit (Loss) from Ordinary Activities before tax (5+6+7)	-	(601.95)
9. Tax expense	-	-
10. Net Profit (Loss) from Ordinary Activities after tax (8+9)	-	(601.95)
11. Exceptional Items (net of tax expense)	-	-
12. Net Profit (Loss) for the period (10+11)	-	(601.95)
13. Paid-up equity (Share Capital) (Rs. 10/- per share)	500.00	500.00
14. Paid-up Debt Capital	30,781.00	30,781.00
15. Reserve including Revaluation Reserve as per balance sheet of previous accounting year	-	2.51
16. Distribution Revaluation Reserve	-	-
17. Reserve for Share Issues in Rs.	-	(6,000.00)
18. Debt Service Reserves	-	(5.26)
19. Debt Service Coverage Ratio	1.00	1.00
20. Interest Service Coverage Ratio	3.07	3.07
21. Net Worth	502.43	502.43
22. Asset Cover Ratio	1.71	1.62

1) The Unaudited Financial Results for the half year ended September 30, 2016 were approved by the Board of Directors in their meeting held on November 14, 2016.

2) Balance of the Company got listed on December 23, 2015. Before that the Company was not required to prepare half yearly results. Hence the above Financial Results do not contain comparative figures of financial results for half year ended September 30, 2015 as required under SEBI (LODR) Regulations 2015.

3) The company is primarily engaged in business of real estate development, which as per Accounting Standard - 17 on "Segment Reporting" notified pursuant to the Companies (Accounting Standards) Rules, 2006, issued by the Central Government, is considered to be the only reportable segment. The Company is primarily operating in India which is considered as a single geographical segment.

4) The Company had issued 1000, 1000, 100, 100 & 100 comprising to 2015 Secured Listed Non Convertible Debentures of Rs. 10/- each amounting to Rs. 300 Crores were issued under series A, B, C, D, E1 & E2 on September 18, 2015, September 20, 2015, November 02, 2015, December 23, 2015, December 29, 2015, February 20, 2016 respectively. Series A, B Debentures are rated with BB+ in Debt Segment under Sery Code 903110 and Series C, D, E1 and E2 are in the process of getting listed. The said Debentures are duly rated by International Valuation And Ratings Private Limited and they had assigned rating of BB+ (DC) i.e. Stable Outlook vide their report dated December 08, 2015.

5) Below is the status of Investor complaints during the period ended 30th September, 2016.

No. of Investor Complaints Pending at the beginning of the six months ended 30th September 2016	-
No. of Investor Complaints during the six months ended 30th September 2016	-
No. of Investor Complaints disposed off during six months ended 30th September 2016	-
No. of Investor Complaints those remaining unreported at the end of six months ended 30th September 2016	-

6) Figures of the previous period have been regrouped and reclassified wherever necessary to conform to current half yearly classification and disclosures.

For and on behalf of the Board of Directors

Santosh Sanda
Director
DIN: 01837949

Sanjay Chhabria
Director
DIN: 00390438



Place: Mumbai
Date: 14th November, 2016


Limited Review Report

To The Board of Directors Of
Radius & Derve Land Developers Private Limited
(Formerly known as Derve Land Developers Private Limited)

- We have reviewed the accompanying Statement of Unaudited Financial Results of (hereinafter referred to as the Statement) of Radius & Derve Land Developers Private Limited (hereinafter referred to as the Company) for the half year ended 30th September 2016. This statement has been prepared by the Company pursuant to the requirement of Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015. This Statement which is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to issue a report 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 financial results are free of material misstatement. A review of interim financial information consists principally of applying analytical procedures to financial data and making enquiries of Company personnel responsible for financial and accounting matters. It is substantially less in scope than an audit conducted in accordance with the generally accepted auditing standards, the objective of which is the expression of an opinion regarding the financial statements taken as a whole. 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 applicable Accounting Standards notified under section 133 of the Companies Act, 2013 read with rule 7 of the Companies (Accounts) Rules, 2014 other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For S M M P & Associates
Chartered Accountants
Firm Registration No. 120438W

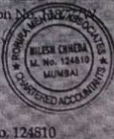
Chintan Shah
Partner
Membership No. 166729



Mumbai, 14th November 2016

For Rohira Mehta & Associates
Chartered Accountants
Firm Registration No. 124810

Nilesh Chheda
Partner
Membership No. 124810



14 NOV 2016