

Shivprasad Realty Private Limited

(formerly known as Impeccable Realtors Private Limited)

CIN U45400MH2008PTC184130

Regd. Office: Omkar House, Off Eastern Express Highway Opp Sion Chunnabhatti Signal

Sion(East), Mumbai - 400 022

Tel No +91 2266254100 Email .contact@omkar.com

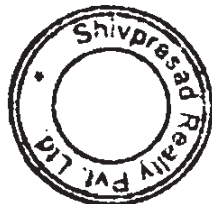
Unaudited financial results for the half year ended 30th September 2015

(Amount in Rupees)

Particulars	Half year ended	Corresponding	Year ended 31st
	30th September 2015	half year ended 30th September 2014 [Refer note 10 below]	March 2015
	Unaudited	Unaudited	Audited
1 (a) Net sales/income from Operations	-	-	-
(b) Other operating Income	-	-	-
2 Expenditure			
(a) Increase/ (decrease) in stock in trade and work in progress	-	-	-
(b) Consumption of raw material	-	-	-
(c) Purchase of traded goods	-	-	-
(d) Employee cost	-	-	-
(e) Depreciation	-	-	-
(f) Administrative and selling expenses	217,764	45,787	283,493
Total	217,764	45,787	283,493
3 Profit from operations before other income, interest and exceptional items (1-2)	(217,764)	(45,787)	(283,493)
4 Other income	-	-	-
5 Profit before interest and exceptional items (3+4)	(217,764)	(45,787)	(283,493)
6 Interest	53,792	-	8,162
7 Exceptional items	-	-	-
8 Loss from ordinary activities before tax (5)-(6+7)	(271,556)	(45,787)	(291,655)
9 Tax expense	-	-	-
10 Net loss from ordinary activities after tax (7-8)	(271,556)	(45,787)	(291,655)
11 Extraordinary items	-	-	-
12 Net loss for the period (9-10)	(271,556)	(45,787)	(291,655)
13 Paid-up equity share capital (Face value of Rs. 10 each)	300,000	300,000	300,000
14 Paid up debt capital (Refer note 3 below)	1,110,000,000	910,000,000	1,072,000,000
15 Reserves excluding Revaluation Reserves as per balance sheet of previous accounting year	-	-	(290,037)
16 Debenture Redemption Reserve (Refer note 4 below)	-	-	-
17 Earnings Per Share (EPS) - Basic and diluted (not annualised)	(9.05)	(1.53)	(9.72)
18 Debt Equity Ratio (Refer note 8 below)#	-	-	-
19 Debt Service Coverage Ratio (Refer note 8 below)#	-	-	-
20 Interest Service Coverage Ratio (Refer note 8 below)#	-	-	-
21 Items exceeding 10% of total expenditure			
Directors sitting fees	93,480	-	-
Auditors remuneration	47,880	-	49,438
Legal and professional fees	67,924	37,079	120,893
Rates and taxes	-	-	35,579

Notes :

- The above results are prepared for the purpose of compliance with clause 29 of the listing agreement. The above results have been reviewed by the Audit Committee and adopted by the Board of Directors of the Company at its meeting held on 5th November 2015. The statutory auditors of the Company have conducted a limited review of the results for the period from 1st April 2015 to 30th September 2015 and have submitted their report thereon.
- The Company operates in a single business and geographical segment viz., real estate development and to purchase, sell or deal in all types of properties in India. Accordingly, no separate segment disclosure as required by Accounting Standard 17 - 'Segment Reporting' for primary, secondary business and geographical segments is required.



For Shivprasad Realty Pvt. Ltd

[Signature]
Director / Authorised Signatory

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3 Breakup of paid up debt capital is as given below:

Particulars	As at 30th September 2015	As at 31st March 2015	As at 30th September 2014
54 (As at 31st March 2015: 54), 10.80% Redeemable Non-convertible Debentures of Rs. 10,000,000 each	540,000,000	540,000,000	540,000,000
5,000 (As at 31st March 2015: 5,000), 16.50%* Redeemable Non-convertible Debentures of Rs. 100,000 each - Listed	500,000,000	500,000,000	370,000,000
70 (As at 31st March 2015: 32), 16%** Optionally Convertible Debentures of Rs. 1,000,000 each	70,000,000	32,000,000	-
Total	1,110,000,000	1,072,000,000	910,000,000

*As per the Debenture Trust Deed (DTD), Company has agreed to pay coupon to Second Debenture Holders such that they get an IRR 16.50%. This coupon is to be calculated on composite value of debentures issued as per methodology given in DTD and is payable only to Second Debenture Holders

**The Optionally Convertible Debenture (OCD) carries a nominal interest rate of 16% payable at the time of redemption (if redeemed). Further, OCD's are convertible into such number of equity shares as mutually agreed at the time of conversion, at the option of the Company and interest shall not be payable if such debentures are being converted to equity shares of the Company provided that such option can be exercised only after all the Coupon on Listed Debenture holders has been paid in full. In view of management, these OCD's would be converted into equity shares and hence no provision for interest is required to be made.

- 4 In the absence of profits, the Company has not created Debenture Redemption Reserve during the period. As the Company is not required to create Debenture Redemption Reserve in the absence of profit, requirement of investment/ deposit in accordance with Companies (Share Capital and Debentures) Rules, 2014 is not applicable.
- 5 The impact of OCD outstanding as on 30th September 2015 is anti - dilutive since its adjustment results into decrease in loss per share.
- 6 The accounts are prepared on going concern basis based on the commitment and financial support from the Holding Company.
- 7 No complaint has been received from the debenture holders upto 30th September 2015.
- 8 Formula used for the calculation of ratios :
 (i) Debt equity ratio = Debt/Equity (Net worth)
 Debt : Secured and unsecured borrowings
 Net worth : Equity Share capital + Reserve and surplus
 (ii) Debt Service Coverage Ratio = Profit after tax but before interest and depreciation/ Debt service cost (interest cost)
 (iii) Interest Service Coverage Ratio = Profit from operations before other Income, Interest/ Interest cost
 #These ratios are not calculated on account of (i) Negative net worth of the Company, (ii) Negative balance of profit after tax but before interest and depreciation, and (iii) Negative balance of profit from operations before other Income, Interest.
- 9 Figures in respect of the previous period have been rearranged / reclassified wherever necessary to correspond with the results of the current period.
- 10 Figures for the corresponding half year ended 30th September 2014 are as compiled by the management.

For and on behalf of the Board of Directors of
 Shivprasad Realty Private Limited


 Vinodesh Agrawal
 Director
 DIN:06885262

Place : Mumbai
 Date : 5th November, 2015



Limited Review Report

To
The Board of Directors of
Shivprasad Realty Private Limited

1. We have reviewed the accompanying Statement of Unaudited Financial Results ("the statement") of Shivprasad Realty Private Limited ("the Company") for the half year ended 30th September 2015.
2. This statement 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.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagement (SRE) 2400, "Engagements to Review Financial Statements" 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 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.
4. Based on our review conducted as mentioned in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement of Unaudited Financial Results prepared in accordance with recognition and measurement principles laid down in applicable Accounting Standards notified under Section 133 of the Companies Act, 2013 read with Rule 7 of the Companies (Accounts) Rules, 2014 and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Clause 29 of the Listing Agreement for debt securities including the manner in which it is to be disclosed, or that it contains any material misstatement or that it has not been prepared in accordance with the relevant financial reporting framework.

For N. A. Shah Associates
Chartered Accountants
Firm Registration No.: 116560W

M. D. Mody
Milan Mody
Partner
Membership No.: 103286



Place: Mumbai

Date: 5 NOV 2015

Shivprasad Realty Pvt. Ltd.

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15 Oct 2015

To,
The Stock Exchange
Sub: Half Yearly Communication pursuant to the Listing Agreement for Debt Securities

Dear Sir/Madam,

This has reference to the privately placed 5,000 (Five Thousand) Rated, Unsecured Redeemable, Non-Convertible Debentures having a Face Value of Rs. 1,00,000/- (Rupees One Lakh) each aggregating to Rs. 50,00,00,000/- (Rupees Fifty Crores) ("NCDs") issued by Shivprasad Realty Private Limited ("Company") and listed on the Wholesale Debt Segment (WDM) of the BSE Limited.

We hereby confirm the following in respect of aforesaid Listed Debt Securities issued by the Company being a half yearly communication for half-year ended September 30, 2015, counter signed by Debenture Trustee (Axis Trustee Services Limited) pursuant to Clause 27 of the Listing Agreement for Debt Securities:-

Sr No	Particulars	Terms as per Information Memorandum/ Subscription Agreement	Status of Compliance as on date	If deviations reasons thereof	Action taken by Issuer Company
1.	ISIN No.	INE785Q08019	Complied	N.A.	N.A.
2.	Credit Rating	BWR BB-(Pronounced as BWR BB Minus) (Outlook Stable)	Complied	N.A.	N.A.
3.	Asset Cover Ratio	One Times of Value of Debentures	Complied	NA	NA
4.	Status of Security Creation	2nd Charge over the Residential Units in Omkar Altamonte, Malad East	Complied	N.A.	N.A.
5.	Debt Equity ratio	Not specified in the DTD - Actual Debt : Equity Ratio is -3692	NA	NA	NA
6.	Debt Service Coverage Ratio(DSCR) (if	NA	NA	NA	NA



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Sr No.	Due date of interest payment/redemption during the last half year and compliance	Interest/Redemption	Status of Payment	If unpaid, status as on date	Next date of interest/principal payment
1.	NA	Principal	NA	NA	10 th April 2017
2.					
3.					

We further confirm that we are in compliance with the terms of issue of the NCDs.

Thanking You,

Yours Faithfully

FOR SHIVPRASAD REALTY PRIVATE LIMITED

DIRECTOR/AUTHORISED SIGNATORY

FOR AXIS TRUSTEE SERVICES LIMITED

AUTHORISED SIGNATORY

