



To,
The Bombay Stock Exchange Limited
Phiroze Jeejeebhoy Towers
Dalal Street Mumbai- 400001
Maharashtra, India

Date: 13/12/2016

Dear Sir/ Madam,

Sub: Submission of un-audited half yearly financials results of the Company for the half year ended 30th September, 2016 Pursuant to Regulation 52 of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Ref: ISIN: 1. INE009V07016. 2. INE009V07024. 3. INE009V07032
4. INE009V07040. 5. INE009V07057. 6. INE009V07065
7. INE009V07073 8. INE009V07081 9. INE009V08014

With reference to the above mentioned subject and pursuant to the provisions of the Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. We are hereby enclosing the un-audited half yearly financial results of the Company for the half year ended on 30th September, 2016 along with the limited review report issued by its Statutory Auditors in the prescribed format for your kind perusal.

Further enclosed is the certificate from Debenture Trustees in terms of Regulation 52 for your reference.

Request your good-self to kindly take the same on record and acknowledge the receipt of the same.

Thanking you,

Yours faithfully,

For **Darshita Happy Homes Pvt. Ltd.,**

Mahesh Kumar Khaitan - Director
DIN: 00273737

Place: Bengaluru

DARSHITA HAPPY HOMES PRIVATE LIMITED

Registered office:

4th Floor, Salarpuria Windsor, No. 3, Ulsoor Road, Bangalore – 560 042 Tel: 91 80 42699000 Fax: 91 80 42699011

Website: www.sattvaagroup.in

CIN: U70102KA2015PTC084676

Darshita Happy Homes Private Limited
Corporate Identity Number (CIN) : U70102KA2015PTC084676

Regd. Office: 4th Floor, Salarpuria Windsor # 3, Ulsoor Road Bangalore - 560 042
Ph: +91-80-4269 9000 Fax:+91-80-4269 9011. Email: mbhat@sattvagroup.in Website: www.sattvagroup.in

Unaudited Financial results for the half-year ended September 30, 2016

(Rs. in millions)

	Particulars	6 months ended 30/09/2016	Year to date figures for the current period ended 30/09/2016
		[Unaudited]	[Unaudited]
1	Income from operations		
	(a) Sales/ income from operations	2.10	2.10
	(b) Other operating income	-	-
	Total income from Operations (net)	2.10	2.10
2	Expenditure		
	(a) Employee cost	0.70	0.70
	(b) Other expenditure	5.90	5.90
	Total Expenses	6.60	6.60
3	Profit/ (loss) from Operations before Other Income, Finance Cost and Exceptional Items (1-2)	(4.50)	(4.50)
4	Other income	0.16	0.16
5	Profit/ (loss) before Finance Cost and Exceptional Items (3+4)	(4.34)	(4.34)
6	Finance Costs	76.36	76.36
7	Exceptional items	-	-
8	Profit/ (loss) from ordinary activities before tax (5-6-7)	(80.70)	(80.70)
9	Tax expense	(27.41)	(27.41)
10	Profit/ (loss) from ordinary activities after tax (8-9)	(53.29)	(53.29)
11	Extraordinary items (net of tax expenses)	-	-
12	Net loss for the period (10-11)	(53.29)	(53.29)
13	Paid-up equity share capital (Face value per share - Rs. 10)	50.00	50.00
14	Paid-up debt capital (refer note 7)	1,912.65	1,912.65
15	Reserves excluding revaluation reserves as per balance sheet of previous accounting year		
16	Debenture redemption reserve (refer note 4)	-	-
17	Earnings Per Share (EPS) - (in Rs.) (not annualised, face value Rs.10)		
	a) Basic Equity shares	(30.37)	(30.37)
	b) Diluted (refer note 5) Equity shares	(30.37)	(30.37)
18	Debt equity ratio (refer note 6)	13.18	13.18
19	Debt service coverage ratio (DSCR) (refer note 6)	(0.01)	(0.01)
20	Interest service coverage ratio (ISCR) (refer note 6)	(0.07)	(0.07)

Notes to the financial results for the half year ended September 30, 2016

- Darshita Happy Homes Private Limited ('the Company' or 'DHHPL') had issued 792 Secured "1-8" Series's Non-Convertible Debentures ('NCD') of Rs.1,000,000 each and 88 Secured 9 Series Non-Convertible Debentures ('NCD') of Rs.1,000,000 each on July 28, 2016, which were listed on BSE Limited ('BSE') on August 03, 2016.
- The above unaudited financial results of the Company for the half year ended September 30, 2016 have been taken on record and approved at the meeting of the Board of Directors of the Company held on December 13, 2016. The statutory auditors of the Company have carried out limited review of the above unaudited financial results of the Company for the half year ended September 30, 2016.




- 3 The Company has adopted Indian Accounting Standards prescribed under Section 133 of the Companies Act, 2013 ("Ind AS") from April 1, 2016 and all the periods presented in the accompanying financial results and other financial information have been prepared in accordance with recognition and measurement principles laid down in Ind AS and discloses information required to be disclosed in terms of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) and SEBI circular no CIR/IMD/DF1/69/2016 dated August 10, 2016. Further, the accompanying financial results and other financial information for the six months ended September 30, 2016 may require adjustment before constituting the final Ind AS financial statements as of and for the year ending March 31, 2017.

The Company has opted to avail relaxation provided by Securities and Exchange Board of India ('SEBI') vide the aforesaid circular dated August 10, 2016 in respect of disclosure requirements for figures of earlier periods. Accordingly, the financial results for the year ended March 31, 2016 has not been presented. The unaudited financial results of the company for the Corresponding six months ended in the previous year ended September 30, 2015 has not been given since the company was incorporated on December 11, 2015.

- 4 In view of inadequate profits during the six months ended September 30, 2016, no appropriation towards debenture redemption reserve to the extent of Rs. 9.78 million till September 30, 2016 has been created.
- 5 In accordance with the Indian Accounting Standard (IND AS) - 33 Earnings Per Share, specified under Section 133 of the Companies Act 2013, read with relevant rules issued thereunder, Compulsorily Convertible Debentures ('CCD') are anti dilutive and hence the impact of the CCD have been ignored in the computation of diluted EPS.
- 6 (a) DSCR represents profit/ (loss) from operations before finance cost, exceptional items and tax expenses / finance cost plus principal repayment of loan funds during the period.
(b) ISCR represents profit/ (loss) from operations before finance cost, exceptional items and tax expenses / finance cost.
(c) Debt equity ratio represents debt [non-current borrowings, current borrowings and current maturity of non-current borrowings and interest accrued (included in other financial liabilities)]/ equity [equity share capital + other equity (including retained earnings)].
- 7 Paid up debt capital represents outstanding non convertible debentures issued by the Company (net of related expenses), debt portion of compulsorily convertible debentures and interest outstanding thereon (excluding current borrowings).
- 8 During the six months ended September 30, 2016, the Company has acquired Darshita India Happy Homes Private Limited (Formerly known as Big India Malls Private Limited) as its subsidiary. By virtue of this acquisition, Darshita Southern India Happy Homes Private Limited (Formerly known as Big Southern India Malls Private Limited) which is a fully owned subsidiary of Darshita India Happy Homes Private Limited also becomes one of the subsidiary of the Company.



For and on behalf of the Board of Directors of
Darshita Happy Homes Private Limited


Mahesh Kumar Khaitan
Director

Place : Bengaluru, India
Date : December 13, 2016

Limited Review Report

Review Report to


The Board of Directors of Darshita Happy Homes Private Limited

1. We have reviewed the statement of unaudited financial results of Darshita Happy Homes Private Limited ('the Company') for the six months period ended September 30, 2016 (the "Statement") included in the accompanying statement of unaudited financial results, being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) read with SEBI circular no CIR/IMD/DF1/69/2016 dated August 10, 2016.
2. The accompanying 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 in accordance with the Standard on Review Engagements (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 Statement is 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 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 Indian Accounting Standard 34 "Interim Financial Reporting", specified under Section 133 of the Companies Act, 2013, read with relevant rules issued thereunder and other recognised accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) read with SEBI circular no CIR/IMD/DF1/69/2016 dated August 10, 2016, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For S.R. Batliboi & Associates LLP

Chartered Accountants

ICAI Firm Registration Number: 101049W/E300004


Per Adarsh Ranka

Partner

Membership Number: 209567

Place: Bengaluru

Date: December 13, 2016



No. 5628/ITSL/OPR/2016-17

December 13, 2016

Darshita Happy Homes Private Limited ("Company")
4th Floor, Salarpuria Windsor,
3, Ulsoor Road,
Bangalore – 560 042

Dear Sir,

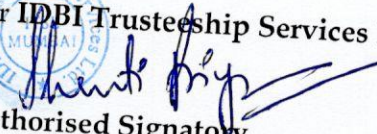
Certificate for receipt and noting of information

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

We, IDBI Trusteeship Services 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 Darshita Happy Homes Private Limited ("**the Company**") on December 13, 2016, for the half year ended September 30, 2016.

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.

For IDBI Trusteeship Services Limited


Authorised Signatory

To,
The Bombay Stock Exchange Limited
 Phiroze Jeejeebhoy Towers
 Dalal Street Mumbai- 400001
 Maharashtra, India

Dear Sir/ Madam,

SUBJECT: Details of Non-Convertible Debentures pursuant to Regulation 52(4) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 - Half yearly ended 30th September, 2016.

With reference to the above subject, we submit herewith the information and documents as per the provisions of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 thereunder for dissemination to the debenture holders as mentioned below:

a) Credit rating and change in credit rating (if any):

S. No.	NCD facility	Rated by	Rating
1.	RS 100/- crores	ICRA	CARE BB+

We confirm that the credit rating is not downgraded since the date of issue of said Non-Convertible Debentures.

b) Asset Cover available- Available.

c) The Debt Equity Ratio as on 30/09/2016 is : 13.18

d) The previous due date for payment of interest/ repayment of principal on NCDs and whether the same has been paid or not for the half year ending on 30/09/2016 are as under:

Details of redemption & payment of interest paid during last half year ending 30/09/2016: NA / NIL

Series/ Tranche	Type (Principal/Interest)	Due date of payment	Amount (Rs.)	Actual date of payment
- NA / NIL -				

e) The next due date for payment of Interest/ Principal along with the amount of interest and the redemption amount on said NCDs during next half-year i.e., 01/10/2016 to 31/03/2017 are as under: NA / NIL

DARSHITA HAPPY HOMES PRIVATE LIMITED

Registered office:

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Website: www.sattvaonline.in

CIN: U70102KA2015PTC084676

Details of redemption & interest due in the next half-year:

Series/Tranches	Type(Principal/Interest)	Due date of payment	Amount (Rs.)
-NA / NIL -			

We do not expect default in payment of Principal/Interest due in next half year.

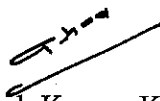
- f) Debt service coverage ratio: (-) 0.01
- g) Interest service coverage ratio: (-)0.07
- h) Outstanding redeemable preference shares: NA
- i) Debenture Redemption Reserve: Not Applicable
- j) Net worth as on 30/09/2016 is: Rs 180.11 Million/- (as per IND-AS)
- k) Net profit after tax for the half year ended 30/09/2016 is: Rs (-) 53.29 million.
- l) Earnings per share for the half year ended 30/09/2016n is: Rs (-) 30.37

We request you to take the above on record and do the needful.

Thanking you

Yours' faithfully

For **Darshita Happy Homes Pvt. Ltd.,**


Mahesh Kumar Khaitan - Director
DIN: 00273737

Date: 13/12/2016
Place: Bengaluru