



TRUST. IT'S WHAT WE BUILD

May 30th, 2018

To
BSE Limited
Phiroze Jeejeebhoy Towers
Dalal Street
Mumbai -400 001

Dear Sir/ Madam,

Ref: Security ID: 14DHHPL20C, 140HHPL20E, 14DHHPL20F, 14DHHPL20G,
14DHHPL20H, 14DHHPL20D

Scrip Code (s): 954474, 954477, 954470, 954472, 954476, 954475

Name of Scrip: Darshita Southern India Happy Homes Private Limited

ISIN: INE009V07081, INE009V07040, INE009V07057,
INE009V07065, INE009V07073, INE009V08014

Sub: Submission of Annual Audited Financial Results for the Financial Year ended March 31, 2018

We wish to inform you that at the meeting of Board of Directors held today i.e. 30th May, 2018, our Board of Directors has approved the annual audited financial results for the financial year ended March 31, 2018.

Pursuant to the provisions of Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations 2015, please find attached herewith the following:

1. Annual audited financial results for the financial year ended March 31, 2018 along with the Independent Statutory Auditors report thereon. The Auditor has issued an unmodified opinion on the report and the declaration pursuant to Regulation 52(3) (a).
2. Independent Auditor's report on the end use of debenture subscription receipts and security/ asset cover of Debentures for the financial year ended March 31, 2018.
3. Statement of information on the end use of debenture subscription receipts and security/ assets cover of Debenture for the half year ended March 31, 2018 by the Company.
4. The Certificate of the IDBI Trusteeship Services Limited as required under Regulation 52(5) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 along with compliance report thereon.

Request you to take the above documents on record.

Thank you,
For **DARSHITA SOUTHERN INDIA HAPPY HOMES PRIVATE LIMITED**

.....
ARPITHA A. PATTAR

Company Secretary & Compliance Officer



DARSHITA SOUTHERN INDIA HAPPY HOMES PRIVATE LIMITED

(Formerly: BIG SOUTHERN INDIA MALLS PRIVATE LIMITED)

Regd. & Corp Office: 4th Floor, Salarpuria Windsor, No. 3, Ulsoor Road, Bengaluru – 560 042 Tel: 91 80 42699000

Fax: 91 80 42699011 Website: <http://www.sattvagroup.in/dsihhpl/> CIN: U70100KA2004PTC098521

Statement of audited financial results for the year ended March 31, 2018

Rs. in millions, except EPS

Sl. #	Particulars	Current Six months ended March 31, 2018	Corresponding Six months ended in previous year March 31, 2017	Current Year ended March 31, 2018	Previous Year ended March 31, 2017
		[Audited]	[Audited]	[Audited]	[Audited]
1	Income				
	(a) Revenue from operations	2.10	2.10	4.20	4.20
	(b) Other operating income	2.95	5.00	4.74	19.00
	Total income	5.05	7.10	8.94	23.20
2	Expenses				
	(a) Subcontractor and other charges	-	4.00	-	5.08
	(b) Changes in inventories of Work-in-Progress	-	(128.50)	-	(213.59)
	(c) Employee benefits expense	1.24	1.48	2.00	9.53
	(d) Finance costs	53.07	151.81	110.00	221.17
	(e) Depreciation and amortization	-	-	-	0.02
	(e) Other expenses	115.11	19.92	121.22	103.14
	Total Expenses	169.42	48.71	233.22	125.35
3	Profit/ (loss) before exceptional items and tax (1-2)	(164.37)	(41.61)	(224.28)	(102.15)
4	Exceptional items	-	-	-	-
5	Profit/ (loss) before tax (3-4)	(164.37)	(41.61)	(224.28)	(102.15)
6	Tax expense				
	(a) Current tax	-	-	-	-
	(b) Deferred tax charge/ (credit)	(9.53)	1.42	(58.01)	(39.37)
	Total tax expenses	(9.53)	1.42	(58.01)	(39.37)
7	Profit/ (loss) for the period (5-6)	(154.84)	(43.04)	(166.27)	(62.77)
8	Other comprehensive income (net of tax expenses)	-	-	-	(1.02)
9	Total Comprehensive Income for the period [Comprising Profit/ (loss) for the period (after tax) and Other Comprehensive Income (after tax)] (7+8)	(154.84)	(43.04)	(166.27)	(63.79)
10	Paid-up equity share capital (Face value per share - Rs. 10)	50.00	50.00	50.00	50.00
11	Paid-up debt capital	1,782.11	2,035.52	1,782.11	2,035.52
12	Reserves and surplus [included under Other Equity]	865.09	1,031.55	865.09	1,031.55
13	Debenture redemption reserve (refer note 5)	-	-	-	-
14	Earnings Per Share (EPS) - (in Rs.) (not annualised, face value Rs.10)				
	a) Basic - Equity shares	(30.97)	(8.61)	(33.25)	(12.76)
	b) Diluted - Equity shares (refer note 6)	(30.97)	(8.61)	(33.25)	(12.76)
15	Credit Rating	NA	NA	CARE BB+	CARE BB+*
16	Asset Cover	5.10	4.02	5.10	4.02
17	Debt equity ratio (refer note 7)	1.62	1.68	1.62	1.68
18	Debt service coverage ratio (DSCR) (refer note 7)	Refer Note 4	0.67	Refer Note 4	0.16
19	Interest service coverage ratio (ISCR) (refer note 7)	Refer Note 4	0.72	Refer Note 4	0.53
20	Net worth	1,104.12	1,270.59	1,104.12	1,270.59

(*) Pertains to erstwhile holding company Darshita Happy Homes Private Limited.

Notes to the financial results for the year ended March 31, 2018

- The above audited financial results of the Company for the year ended March 31, 2018 have been taken on record and approved at the meeting of the Board of Directors of the Company held on May 30, 2018. The statutory auditors have expressed an unmodified audit opinion. The audited financial results are prepared in accordance with Indian Accounting Standards (Ind AS) as prescribed under section 133 of the Companies act, 2013.
- Pursuant to the NCLT order dated December 22, 2017 which was filed with ROC on December 29, 2017, the erstwhile Ultimate Holding Company, Darshita Happy Homes Private Limited and the Holding Company Darshita India Happy Homes Private Limited were amalgamated with the Company with effect from April 1, 2016. The financial results published for the half year ended September 30, 2017 were of the erstwhile ultimate holding Company and were subject to limited review by another Auditor.

Darshita Happy Homes Private Limited had issued 792 Secured "1-8" Series' 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. As a result of above mentioned amalgamation, the listed NCDs were subsequently transferred to the Company. During half-year ended March 31, 2018, 352 Secured "1-4" Series' NCD were redeemed.



SIGNED FOR IDENTIFICATION
 BY *G. M. Kapadia*
G. M. KAPADIA & CO.
MUMBAI.

Darshita Southern India Happy Homes Private Limited

Regd. Office: 4th Floor, Salarpuria Windsor # 3, Ulsoor Road Bangalore - 560 042

Ph: +91-80-4269 9000 Fax:+91-80-4269 9011. Email: rajish.agarwal@sattvagroup.in Website: www.sattvagroup.in/dsihpl/

CIN - U70100KA2004PTC098521

3 The balance sheet is as below


Particulars	As at March 31, 2018	As at March 31, 2017
A Assets		
1 Non-current assets		
Property, plant and equipment	-	685.34
Investment property under development	2,857.75	-
Current tax assets (net)	8.87	2.88
	2,866.63	688.22
2 Current assets		
Inventories	-	2,623.59
Financial assets		
Trade receivables	0.41	-
Cash and cash equivalents	0.13	0.27
Bank balances other than cash and cash equivalents	25.00	155.00
Other current assets	20.31	19.42
Current tax assets (net)	3.66	5.63
	49.52	2,803.91
Total assets	2,916.14	3,492.13
B Equity and liabilities		
1 Equity		
Equity share capital	50.00	50.00
Other equity	1,054.12	1,220.59
Total equity	1,104.12	1,270.59
2 Non-current liabilities		
Financial liabilities		
Borrowings	1,506.68	1,855.69
Other financial liabilities	275.43	179.83
Provisions	0.05	0.04
Deferred tax liabilities (net)	-	58.01
	1,782.16	2,093.58
3 Current liabilities		
Financial liabilities		
Borrowings	4.45	105.03
Trade payables	3.49	4.82
Other financial liabilities	1.50	5.24
Other current liabilities	20.42	12.87
	29.86	127.96
Total liabilities	1,812.02	2,221.54
Total equity and liabilities	2,916.14	3,492.13

- 4 In the absence of profit, debt service coverage ratio and interest service coverage ratio have not been calculated.
- 5 In view of losses incurred during the year ended March 31, 2018, no appropriation towards debenture redemption reserve to the extent of Rs. 56.16 million till March 31, 2018 has been created.
- 6 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.
- 7 (a) DSCR represents profit/ (loss) before finance cost, exceptional items and tax expenses / finance cost plus principal repayment of loan funds during the period.
 (b) ISCR represents profit/ (loss) 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)].
- 8 Figures pertaining to previous period have been regrouped or reclassified, wherever necessary, to conform to the classification adopted in the current period.
- 9 Refer Statement-A for details of principal and interest repayment of listed securities as per regulation 52(4) of LODR, 2015
- 10 Considering the future plan with effect from April 01, 2017, the management has taken a decision to convert the inventory being the project located at Yeshwanthpur, Bengaluru into investment property.

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


Pradeep Kumar Dhandhaniah
Director
DIN: 00387006
Place : Bengaluru, India
Date : May 30, 2018



SIGNED FOR IDENTIFICATION
BY 
G. M. KAPADIA & CO.
MUMBAI.

Darshita Southern India Happy Homes Private Limited
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 Ph: +91-80-4269 9000 Fax: +91-80-4269 9011. Email: ravish.agarwal@sattvagroup.in Website: www.sattvagroup.in/dsihpl/
 CIN - U70100KA2004PTC098521

Statement-A:

Rs. in millions

Sr.No	ISIN No	Debenture Series	Outstanding as on 31.03.2018	Last Due Date		Paid on or before due date	Next Principal Amount	Next Interest Amount	Next due date falling after	
				Principal	Interest				Principal	Interest**
1	INE009V07016	14% Secured, Redeemable, Non-Convertible Debentures*	-	NA	01-01-2018	No	NA	NA	NA	NA
2	INE009V07024	14% Secured, Redeemable, Non-Convertible Debentures*	-	NA	01-01-2018	No	NA	NA	NA	NA
3	INE009V07032	14% Secured, Redeemable, Non-Convertible Debentures*	-	NA	01-01-2018	No	NA	NA	NA	NA
4	INE009V07040	14% Secured, Redeemable, Non-Convertible Debentures*	-	NA	01-01-2018	No	NA	NA	NA	NA
			44.00	NA	01-01-2018	Yes	NA	5.60	NA	01-07-2018
5	INE009V07057	14% Secured, Redeemable, Non-Convertible Debentures	99.00	NA	01-01-2018	Yes	NA	12.60	NA	01-07-2018
6	INE009V07065	14% Secured, Redeemable, Non-Convertible Debentures	99.00	NA	01-01-2018	Yes	NA	12.60	NA	01-07-2018
7	INE009V07073	14% Secured, Redeemable, Non-Convertible Debentures	99.00	NA	01-01-2018	Yes	NA	12.60	NA	01-07-2018
8	INE009V07081	14% Secured, Redeemable, Non-Convertible Debentures	99.00	NA	01-01-2018	Yes	NA	12.60	NA	01-07-2018
9	INE009V08014	14% Unsecured, Redeemable, Non-Convertible Debentures	88.00	NA	01-01-2018	Yes	NA	9.52	NA	01-07-2018

(*) Redeemed during the year 2017-18.

(**) As per the terms of debenture issue, the interest repayment is subject to availability of sufficient cash flows with the Company.



SIGNED FOR IDENTIFICATION
 BY *G.M. Kapadia*
 G. M. KAPADIA & CO.
 MUMBAI.

G. M. KAPADIA & CO.
(REGISTERED)

CHARTERED ACCOUNTANTS

1007, RAHEJA CHAMBERS, 213, NARIMAN POINT, MUMBAI 400 021. INDIA

PHONE : (91-22) 6611 6611 FAX : (91-22) 6611 6600

Auditor's Report on Financial Results of Darshita Southern India Happy Homes Private Limited pursuant to the Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

To The Board of Directors of Darshita Southern India Happy Homes Private Limited

1. We have audited the accompanying financial results of Darshita Southern India Happy Homes Private Limited ('the Company') for the half year and year ended March 31, 2018 ('the Statement'), being submitted by the Company, pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as modified by SEBI Circular No. CIR/IMD/DFI/69/2016 dated August 10, 2016.
2. This statement which is the responsibility of the Company's Management and has been approved by the Board of Directors has been compiled from the relevant standalone financial statement of the Company which has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standards (Ind AS) prescribed under section 133 of the Companies Act, 2013 ('the Act') read with the relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express an opinion on the statement based on our audit. Attention is drawn to the fact that the figures for the half year ended March 31, 2018 as reported in the Statement are the balancing figures in respect of the year ended March 31, 2018 and published year to date figures up to the end of the half year of the relevant financial year. The figures up to the end of the half year are only reviewed and not subjected to audit.
3. We conducted our audit in accordance with the auditing standards referred to in the Act. These standards require that we plan and perform the audit to obtain reasonable assurance as to whether the statement is free of material misstatement. An audit involves performing procedures to obtain audit evidence about the amount and disclosures in the standalone financial statements. The procedures selected depend on the auditor's judgement including the assessment of material misstatement of the standalone financial statements, whether due to fraud or error. 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 the management.
4. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.
5. Pursuant to the NCLT order dated December 22, 2017 which was filed with ROC on December 29, 2017, the erstwhile ultimate Holding Company, Darshita Happy Homes Private Limited and the Holding Company Darshita India Happy Homes Private Limited were amalgamated with the Company with effect from April 1, 2016. The financial results published for the half year ended September 30, 2017 were of the erstwhile ultimate holding Company and were subject to limited review by the previous Auditors M/s. S. R. Batliboi & Associates, LLP.

Our opinion is not modified in respect of these matters.



6. In our opinion and to the best of our information and according to the explanations given to us, the Statement:
- i. is 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/IMD/DFI/69/2016 dated August 10, 2016; and
 - ii. gives a true and fair view in conformity with the aforesaid Indian Accounting Standards and other accounting principles generally accepted in India of the net loss, total comprehensive income and other financial information of the Company for the half year and year ended March 31, 2018.

For G. M. Kapadia & Co.

Chartered Accountants

Firm Registration No.:104767W



Atul Shah

Atul Shah

Partner

Membership No: 039569

Place: Mumbai

Date: May 30, 2018

Date: 30 May, 2018

To
BSE LIMITED
Phiroze Jeejeebhoy Towers
Dalal Street
Mumbai- 400001

Dear Sir,

Subject: Declaration pursuant to Regulation 52(3) (a) of SEBI (Listing Obligation and Disclosure Requirements) and SEBI Circular no. CIR/CFD/CMD/56/2016

Ref: (a) **Security ID:** 14DHHPL20C, 140HHPL20E, 14DHHPL20F, 14DHHPL20G, 14DHHPL20H, 14DHHPL20D
(b) **Scrip Code (s):** 954474, 954477, 954470, 954472, 954476, 954475
(c) **Name of Scrip:** Darshita Southern India Happy Homes Private Limited
(d) **ISIN:** INE009V07081, INE009V07040, INE009V07057, INE009V07065, INE009V07073, INE009V08014

In compliance with Regulation 52(3) (a) of SEBI (Listing Obligation and Disclosure Requirements) and SEBI Circular no. CIR/CFD/CMD/56/2016, we hereby declare that Statutory auditors of our Company G.M. Kapadia and Co., Chartered Accountants, (FRN: 104767W) have issued audit report with unmodified opinion in respect of Financial Results for the financial year ended 31st March, 2018, and a copy of which is attached herewith.

Kindly take the above intimation on record.

Thank you,

Yours faithfully,
For **Darshita Southern India Happy Homes Private Limited**



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Arpitha A. Pattar
Company Secretary & Compliance Officer



DARSHITA SOUTHERN INDIA HAPPY HOMES PRIVATE LIMITED

(Formerly: **BIG SOUTHERN INDIA MALLS PRIVATE LIMITED**)

Regd. & Corp Office: 4th Floor, Salarpuria Windsor, No. 3, Ulsoor Road, Bengaluru – 560 042 Tel: 91 80 42699000

Fax: 91 80 42699011 Website: <http://www.sattvagroup.in/dsihhpl/> CIN: U70100KA2004PTC098521

G. M. KAPADIA & CO.
(REGISTERED)

CHARTERED ACCOUNTANTS

1007, RAHEJA CHAMBERS, 213, NARIMAN POINT, MUMBAI 400 021. INDIA

PHONE : (91-22) 6611 6611 FAX : (91-22) 6611 6600

Independent Auditor's Report on the end use of debenture subscription receipts and Security/asset cover of debentures for the half year ended March 31, 2018

To,
The Board of Directors
Darshita Southern India Happy Homes Private Limited
4th Floor, Salarpuria Windsor,
#3 Ulsoor Road Bangalore – 560042

Dear Sirs,

1. This Report is issued in accordance with the terms of our agreement with Darshita Southern India Happy Homes Private Limited ('the company') dated November 24, 2017.
2. The accompanying statement contains details of end use of debenture subscription receipts and security/asset cover of debentures for the half year ended March 31, 2018 in relation to the Listed Redeemable Non-Convertible Debentures ("NCD") issued by the Company with particular reference to Regulation 56 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('SEBI Regulations') read with the Debentures Trust Deed entered between Darshita Southern India Happy Homes Private Limited and IDBI Trusteeship Services Limited.

Management's Responsibility for the Statement

3. The preparation of accompanying statement is the responsibility of the Management of the Company including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes designing, implementing and maintaining internal control relevant to the preparation and presentation of the statement, and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.
4. The management is also responsible for ensuring that the company complies with the requirements of the SEBI Regulations and for providing all relevant information to SEBI.

Auditor's Responsibility

5. Pursuant to the requirement of the SEBI Regulations, it is our responsibility to provide reasonable assurance as to whether the details contained in the Statement are in agreement with the books and records of the company for the half year ended March 31, 2018.
6. We conducted our examination of the statement in accordance with the Guidance Note on Reports or Certificates for Special purposes issued by the Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India. In addition to the foregoing, our scope of work did not include verification of compliance with other requirements of the SEBI Regulations applicable to the company. Further our scope of work did not involve



performing audit tests for the purpose of expressing an opinion on the fairness or accuracy of any of the financial information or the financial statements of the Company, taken as a whole.

7. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Review of Historical Financial Information, and Other Assurance and Related Services Engagements.
8. A reasonable assurance engagement includes performing procedures to obtain sufficient appropriate audit evidence on the reporting criteria. Accordingly, we have performed the following procedures in relation to the statement.

1. End use of debenture subscription receipts – The Management has confirmed that there are no receipts from subscription of debenture during the half year ended March 31, 2018. We have verified the same from the audited books of accounts for the half year ended March 31, 2018. For the end use of subscription receipts of NCD during the period ended September 30, 2017, refer to the report dated December 13, 2017 issued by the previous Auditors S.R. Batliboi & Associates LLP in this regard.

2. Security/asset cover of Debentures-

- 2.1 We traced with the Debenture Trust Deed and agreed that the Series 4-8 NCD issued by the Company are secured by way of a first ranking and exclusive mortgage over:

- i) Land Measuring 37695.87 square meters, situated at Municipal No 42, Rajaji Nagar Industrial Extension, Yeshwantpur, Tumkur Road, Bangalore, Karnataka (“Mortgaged Property”)

Based on the independent valuation report obtained by the management of the Company, the Company has determined the asset cover to be Rs. 2,410 million and accordingly has maintained an asset cover of greater than 2 times of the Secured Non-Convertible Debentures of Rs.440 million. We have traced the same to the documents and found the same to be in agreement and accordingly security/asset cover has been maintained.

- 2.2. Series 9 NCD issued are unsecured, we have traced the same to the Debenture Trust Deed and found the same to be in agreement and accordingly there is no requirement regarding maintenance of security/asset cover.

9. We have no responsibility to update this report for events and circumstances occurring after the date of this report.

Conclusion

10. Based on our examination as above, and the information and explanation given to us, nothing has come to our attention that causes us to believe that the details contained in the statement are not in agreement, in all material respects, with the books and records of the Company for the half year ended March 31, 2018.



Restriction on Use

11. This report is addressed to and provided to the Board of Directors of the Company solely for the purpose set forth in paragraph 2 hereof, and should not be used by any other person or for any other purpose. Accordingly, we do not accept or assume any liability or any duty of care or any other purpose or to any other person to whom this report is shown or into whose hands it may come without our prior consent in writing.

For G. M. Kapadia & Co
Chartered Accountants
Firm Registration No.: 104767W



Atul Shah
Partner
Membership No: 039569



Place: Mumbai
Date: May 30, 2018

DARSHITA SOUTHERN INDIA HAPPY HOMES PRIVATE LIMITED

Corporate Identity Number (CIN): U70100KA2004PTC098521

Regd. Office: 4th Floor, Salarpuria Windsor # 3, Ulsoor Road, Bangalore – 560 042

Ph: +91-80-4269 9000 Fax: +91-80-4269 9011. Email: ravish.agarwal@sattva.in

Website: www.sattvagroup.in/dsihpl/

Statement of information on the end use of debenture subscription receipts and security/asset cover of debentures for the half year ended March 31, 2018

This Statement contains details of end use of debenture subscription receipts and security/asset cover of debentures for the half year ended March 31, 2018 in relation to the Listed Redeemable Non-Convertible Debentures (“NCD”) issued by Darshita Southern India Happy Homes Private Limited (“the Company”) with particular reference to Regulation 56 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with the Debenture Trust Deed entered between Darshita Southern India Happy Homes Private Limited and IDBI Trusteeship Services Limited.

1. End use of debenture subscription receipts

There are no receipts from subscription of NCD during Half year ended March 31, 2018.

For the end use of subscription receipts of NCD during the period ended September 30, 2017, refer our Statement dated November 14, 2017.

2. Security/asset cover of debentures

a) The Series 4–8 NCD issued by the Company are secured by way of first ranking and exclusive mortgage over:

- i. Land measuring 37,695.87 square meters, situated at Municipal No. 42, Rajaji Nagar Industrial Extension, Yeshwantpur, Tumkur Road, Bangalore, Karnataka (“Mortgaged Property”)

The Company has determined the asset cover to be Rs. 2410 million based on independent valuation reports obtained and accordingly has maintained an asset cover requirement of greater than 2 times of the Secured Non-Convertible Debenture of Rs. 440 million.

b) Series 9 NCD issued by the Company are unsecured hence security cover is not applicable.

For Darshita Southern India Happy Homes Private Limited



Pradeep Kumar Dhandhanian
Director
DIN: 00387006



Place: Bengaluru, India

Date: May 30, 2018

No. 2127/ITSL/OPR/2018-19

May 30, 2018

Darshita Southern India Happy Homes Private Limited
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 Southern India Happy Homes Private Limited ("the Company") on May 30, 2018, for 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.

For IDBI Trusteeship Services Limited


Authorised Signatory

SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015 COMPLIANCE FOR THE HALF YEAR ENDED 31-MARCH-2018 W.R.T NCDS

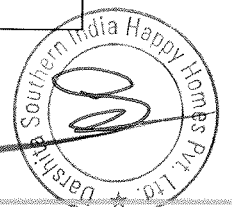
S. No.	Particulars	Reply/Remarks
1	In terms of the provisions of Regulation 52(4)	
a)	Credit rating and change in credit rating (if any)	CARE BB+ (Double B Plus)
b)	Asset cover available, in case of non-convertible debt securities	5.1
c)	Debt-equity ratio	1.62
d)	Previous due date for the payment of interest/ dividend for non-convertible debentures/ repayment of principal of non-convertible debt securities and whether the same has been paid or not; and	Not Applicable
e)	A copy of Certificate submitted to the Stock Exchanges under Regulation 57(1) of the SEBI(LODR) Regulations, 2015	Not applicable
f)	Next due date for the payment of interest/ dividend of non-convertible preference shares /principal along with the amount of interest/ dividend of non-convertible preference shares payable and the redemption amount	Not Applicable
g)	Debt service coverage ratio	-
h)	Interest service coverage ratio	-
i)	Outstanding redeemable preference shares (quantity and value)	Secured NCD's 440 (Nos.) Rs.440 million Unsecured NCD's – 88 (Nos.) Rs.88 million
j)	Debenture redemption reserve	Nil
k)	Net worth	Rs 1,104.12
l)	Net profit after tax	Rs (166.27)
m)	Earnings per share	Rs (33.25)



DARSHITA SOUTHERN INDIA HAPPY HOMES PRIVATE LIMITED

(Formerly: BIG SOUTHERN INDIA MALLS PRIVATE LIMITED)

3	In terms of the provisions of Regulations 56, you are requested to submit the following:-	
a)	a copy of the annual report at the same time as it is issued along with a copy of certificate from the listed entity's auditors in respect of utilisation of funds during the implementation period of the project for which the funds have been raised: Provided that in the case of debentures issued for financing working capital or general corporate purposes or for capital raising purposes the copy of the auditor's certificate may be submitted at the end of each financial year till the funds have been fully utilised or the purpose for which these funds were intended has been achieved.	Shall be provided.
b)	a copy of all notices, resolutions and circulars relating to-	
i)	new issue of non-convertible debt securities at the same time as they are sent to shareholders/ holders of non-convertible debt securities;	NA
ii)	the meetings of holders of non-convertible debt securities at the same time as they are sent to the holders of non-convertible debt securities or advertised in the media including those relating to proceedings of the meetings;	NA
c)	intimations regarding:	
i)	any revision in the rating	NA
ii)	any default in timely payment of interest or redemption or both in respect of the non-convertible debt securities	NA
iii)	failure to create charge on the assets	NA
d)	A half-yearly certificate regarding maintenance of hundred percent Asset cover in respect of listed non-convertible debt securities, by either a Practicing Company Secretary or a Practicing Chartered Accountant, along with the half yearly financial results	Attached the security cover ratio certificate
4	In terms of the provisions of the Regulation 58, you are requested to send to the Debenture Holders the following documents and information:-	



DARSHITA SOUTHERN INDIA HAPPY HOMES PRIVATE LIMITED

(Formerly: BIG SOUTHERN INDIA MALLS PRIVATE LIMITED)

Regd. & Corp Office: 4th Floor, Salarpuria Windsor, No. 3, Ulsoor Road, Bengaluru – 560 042 Tel: 91 80 42699000 Fax: 91 80 42699011 Website: www.sattvagroup.in/dsihhpl CIN: U70100KA2004PTC098521

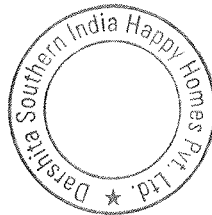
a	Hard copies of full annual reports to those holders of non-convertible debt securities who request for the same	NA
b	Half yearly communication as specified in sub-regulation (4) and (5) of Regulation 52, to holders of non-convertible debt securities	NA
c	Notice(s) of all meetings of holders of non convertible debt securities specifically stating that the provisions for appointment of proxy as mentioned in Section 105 of the Companies Act, 2013, shall be applicable for such meeting	NA
d	Proxy forms to holders of non-convertible debt securities which shall be worded in such a manner that holders of these securities may vote either for or against each resolution	NA
5	Names of the Stock Exchanges on which the debentures are listed and also send us a copy of the Listing Agreement entered into between you and the concerned Stock Exchange	Bombay Stock Exchange. Listing agreement
6	BENPOS containing the:-	
i)	Names of the Debenture Holders	BENPOS Statement attached
ii)	Full Address of the Debenture Holders	BENPOS Statement attached
iii)	Email id of each of the debenture holders	BENPOS Statement attached
iv)	Contact details i.e. Telephone Number/ Mobile Number of each of the debenture holders	BENPOS Statement attached

For **DARSHITA SOUTHERN INDIA HAPPY HOMES PRIVATE LIMITED**



NARAYANA RANGIAH SUNKU

Chief Financial Officer



DARSHITA SOUTHERN INDIA HAPPY HOMES PRIVATE LIMITED

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