

EON HADAPSAR

INFRASTRUCTURE PVT. LTD.

Ref: Scrip No. 951636 (ISIN: INE884M07029)

Date: 29.05.2019

To,
BSE Limited
Listing Department,
Ground Floor, P. J. Towers, Dalal Street, Fort, Mumbai – 400 001

Sub: Submission of Audited Financial Results under Regulation 52 of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 .

Dear Sir / Madam,

Pursuant to Regulation 52 of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, (" Listing Regulations"), We wish to inform you that the Board of Directors at its meeting held on 29th May 2019 has approved the Audited Financial Result for the year ended on March 31,2019 :

Accordingly, We are enclosing the followings :

1. Audited Financial Results of the Company for the year ended on March 31, 2019.
2. Audit report on Audited Financial Results of the Company for the year ended on March 31, 2019 issued by Statutory Auditors , M/s. MSKA & Associates (formerly known as MZSK And Associates) Firm Registration No. 105047W,Chartered Accountants.
3. Declaration pursuant to Regulation 52(3) of the Listing Regulations regarding Audit report with Unmodified Opinion for the Financial year ended on March 31, 2019.
4. Certificate signed by Debenture Trustee pursuant to Regulation 52(5) of the Listing Regulations.
5. Statement pursuant to Regulation 52(7) of the Listing Regulations.

Kindly take the aforesaid submission on your record and acknowledge the receipt of the letter.

Thanking you.

Yours truly,

For EON Hadapsar Infrastructure Private Limited


Farookh Khan
Director:

For correspondence Email ID: secretarial@panchshil.com



Encl: As above



EON HADAPSAR INFRASTRUCTURE PRIVATE LIMITED

CIN : U74210PN2004PTC140101

Regd. Office : Tech Park One, Tower 'E', Next To Don Bosco School, Off. Airport Road, Yerwada, Pune 411 006.

AUDITED FINANCIAL RESULTS FOR THE HALF YEAR AND YEAR ENDED MARCH 31, 2019

(Rs. In Lacs)

Sr. No.	Particulars	Current six months ended March 31, 2019	Corresponding six months ended in the previous year March 31, 2018	Year to date figures for current period ended March 31, 2019	Previous accounting year ended March 31, 2018
		(Unaudited)	(Unaudited)	(Audited)	(Audited)
1	Income				
	a) Revenue from operations (net)	3,749.49	2,617.76	8,864.91	10,263.21
	b) Other income	185.24	12.57	585.72	324.17
	Total Income (I)	3,934.73	2,630.33	9,450.63	10,587.38
2	Expenses				
	a) Cost of revenue	1,112.53	1,301.38	3,909.34	5,543.80
	b) Employee benefits expense	9.37	9.74	19.30	16.30
	c) Other expenses	527.22	654.42	855.41	1,152.35
	d) Fair value of debenture through Profit and Loss	833.64	262.32	1,340.77	1,608.97
	Total expenses (II)	2,482.76	2,227.86	6,124.82	8,321.42
3	Earnings before interest, tax, depreciation and amortisation (EBITDA) (I) - (II)	1,451.97	402.47	3,325.81	2,265.96
	a) Depreciation	77.61	11.00	95.83	22.33
	b) Finance costs	1,780.75	258.78	2,024.47	520.07
		1,858.39	269.78	2,120.30	542.40
4	Profit before tax	(406.42)	132.69	1,205.52	1,723.56
5	Tax expenses				
	a) Current tax	93.39	29.93	546.78	910.84
	b) Deferred tax	(365.17)	(115.15)	(96.84)	(450.18)
6	Total tax expense	(271.78)	(85.22)	449.94	460.66
7	Profit for the period	(134.64)	217.91	755.57	1,262.90
	Total Comprehensive income for the period	(134.64)	217.91	755.57	1,262.90
8	Paid-up equity share capital (Face value of Rs. 10/ each)	115.00	115.00	115.00	115.00
9	Total debt capital [Refer Note 3 (a)]	25,853.72	26,081.21	25,853.72	26,081.21
10	Reserves excluding revaluation reserves (refer note 8)	8,363.25	7,607.66	8,363.25	7,607.66
11	Debenture redemption reserve	5,489.07	4,733.48	5,489.07	4,733.48
12	Networth [Refer Note 3 (b)]	8,478.25	7,722.66	8,478.25	7,722.66
13	Earning per share (not annualised)				
	- Basic	(11.71)	18.95	65.70	109.82
	- Diluted	(11.71)	18.95	65.70	109.82
14	Debt equity ratio [Refer Note 3 (c)]	14.51:1	12.95:1	14.51:1	12.95:1
15	Debt service coverage ratio [Refer Note 3 (d)]	0.88:1	0.17:1	0.88:1	0.17:1
16	Interest service coverage ratio [Refer Note 3 (e)]	1.76:1	1.75:1	1.76:1	1.75:1



EON HADAPSAR INFRASTRUCTURE PRIVATE LIMITED

CIN : U74210PN2004PTC140101

Regd. Office : Tech Park One, Tower 'E', Next To Don Bosco School, Off. Airport Road, Yerwada, Pune 411 006.

Balance Sheet as at March 31, 2019

(Rs. In Lacs)

Sr. No.	Particulars	As at March 31, 2019	As at March 31, 2018
		Audited	Audited
	ASSETS		
1	Non-current assets		
	e) Property, plant and equipment	2,030.42	196.11
	d) Capital work-in-progress	-	1,809.70
	c) Financial assets		
	i) Loans	27.82	26.46
	ii) Other financial assets	-	124.25
	d) Deferred tax assets (Net)	617.75	520.92
	e) Current tax assets (Net)	646.17	384.36
		3,322.16	3,061.80
2	Current assets		
	a) Inventories	60,920.27	58,102.97
	b) Financial assets		
	i) Investments	3,217.57	2,148.40
	ii) Trade receivables	2,672.65	4,912.01
	iii) Cash and cash equivalents	1,118.92	1,403.35
	iv) Bank balance other than (a) above	215.21	-
	v) Loans	50.00	50.00
	vi) Other financial assets	11.10	7.90
	c) Other current assets	2,729.80	2,357.62
		70,935.53	68,982.25
	Total assets	74,257.69	72,044.05
II	LIABILITIES AND EQUITY		
1	Equity		
	a) Equity share capital	115.00	115.00
	b) Other equity	8,363.25	7,607.66
		8,478.25	7,722.66
2	Non-current liabilities		
	a) Financial liabilities		
	i) Borrowings	25,452.22	33,443.62
	ii) Other financial liabilities	40.10	26.10
3	Current liabilities		
	a) Financial liabilities		
	i) Borrowings	4,000.00	4,000.00
	ii) Trade payables	8.71	6.73
	(i) total outstanding dues of micro enterprises and small enterprises		
	(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	1,625.24	2,002.27
	iii) Other financial liabilities	14,824.20	1,711.38
	b) Other current liabilities	19,828.97	23,131.29
		40,287.12	30,851.67
	Total liabilities and equity	74,257.69	72,044.05

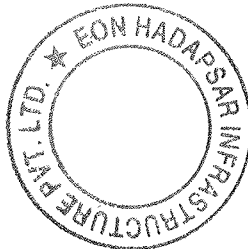


Statement referred to in Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Sr. No.	Particulars	Disclosures		
1	Credit rating (if any)	The Company was given credit rating of BWR BB (SO) (Pronounced BWR Double B) (Structure Obligation) with 'Stable' outlook from Brickwork Ratings India Private Limited.		
2 (a)	Asset cover available - Debentures bearing scrip number: INE884M07029	The zero coupon non-convertible redeemable debentures of the Company aggregating Rs. 25,854 lacs as on March 31, 2019 are secured by way of first mortgage/ charge on identified 48 residential units. The asset cover thereof exceeds 100% of principal amount of the said debentures. The asset cover is calculated based on the realisable value of the said identified residential units.		
3	Previous due date for payment interest/ repayment of principal of non-convertible debt securities and whether the same has been paid or not	Name of NCD	Interest/ repayment due on	Interest/ repayment on
		INE884M07029	April 2, 2019	April 2, 2019
4	Next due date for payment of interest / repayment of principal along with amount of interest of NCD payable and redemption amount	Name of NCD	Interest (Rs. In Lacs)	Principal (Rs. In Lacs)
		INE884M07029	Refer Note 7	Refer Note 7

NOTES TO THE FINANCIAL RESULTS:

- The above Financial results have been prepared as per the SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015 and have been reviewed and approved by the Board of Directors at its meeting held on May 29, 2019.
- During the year, the Company has redeemed 93 "Zero coupon unsecured non-convertible redeemable debentures" amounting to Rs. 93,000,000, (face value Rs. 1,000,000 each) at a redemption price of Rs. 1,402,981/- per debenture and 17 "Zero coupon unsecured non-convertible redeemable debentures" amounting to Rs. 17,000,000, (face value Rs. 1,000,000 each) at a redemption price of Rs. 1,335,214/- per debenture.
- Formula used for computation of ratios:
 - Paid up debt capital represents - "Secured and Unsecured non-convertible debentures listed on BSE excluding other debts".
 - Networth = (Equity share capital + other equity (including debenture redemption reserve))
 - Debt equity ratio = (Total secured and unsecured long term and short term borrowings including current maturities) / Shareholders' fund, where Shareholders' fund = Equity share capital + reserves and surplus excluding Debenture redemption reserve.
 - Debt service coverage ratio = Earnings before interest and tax / (Interest + Principal repayment during the period excluding bank overdraft).
 - Interest service coverage ratio = Earnings before interest and tax / Interest Expenses.
- The Company has only single reportable business segment i.e. real estate development.
- Status of investors complaints (Nos) : Opening Balance as on April 01, 2018 (Nil); Received during the year (Nil); Disposed off during the year (Nil); Closing balance as on March 31, 2019 (Nil).
- The weighted average number of equity shares outstanding during the period has been considered for calculating the basic and diluted earnings per share in accordance with Ind AS-33 "Earnings per share".
- The terms for payments of interest/repayment of principal will be as per the Debenture Trust Deed dated January 19, 2015.
- Reserves excluding revaluation reserves as per balance sheet of previous accounting year also includes debenture redemption reserves.
- The debentures are considered as unsecured since they are strictly not adhering with certain conditions specified for issuing secured debentures under the Companies (Share Capital and Debentures) Rules, 2014.
- Cost relating to construction of Spa which was booked under various heads has been reclassified to Property, plant and equipment for current and previous year.
- Figures pertaining to previous period have been regrouped or reclassified, wherever necessary, to conform to the classification adopted in the current period.



For and on behalf of the Board of Directors
of Eon Hadapsar Infrastructure Private Limited

Darshan Chordia
Darshan Chordia
Director
DIN : 07080625

Farooq Khan
Farooq Khan
Director
DIN : 01323080

Place : Pune
Date : May 29, 2019



& Associates

Chartered Accountants

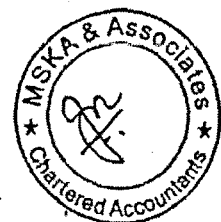
Floor 6, Building # 1
Cerebrum IT Park, Kalyani Nagar
Pune 411014, INDIA
Tel: +91 20 6763 3400

Auditor's Report On Annual Financial Results of EON Hadapsar Infrastructure Private Limited ("the Company") Pursuant to the Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

To the Board of Directors of
EON Hadapsar Infrastructure Private Limited

1. We have audited the accompanying Statement of Financial Results of EON Hadapsar Infrastructure Private Limited ('the Company') for the year ended March 31, 2019 (the 'Statement'), being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with SEBI Circular No. CIR/IMD/DF1/9/2015 dated November 27, 2015 and Circular No. CIR/IMD/DF1/69/2016 dated August 10, 2016.
2. The statement, as it includes the figures for the half year ended March 31, 2019, are the balancing figures between audited figures in respect of the full financial year and the published year to date figures for the half year ended September 30, 2018, prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ('Ind AS 34'). The Statements also relates to the year ended March 31, 2018, has been prepared on the basis of the related financial statements for the year ended March 31, 2018, prepared in accordance with the Indian Accounting Standards prescribed under Section 133 of the Companies Act, 2013, read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, and other accounting principles generally accepted in India. This Statement is the responsibility of the Company's Management and is approved by the Board of Directors. Our responsibility is to express an opinion on the Statement based on our audit of financial statements for the year ended March 31, 2019 and our review of financial results for the half year ended September 30, 2018.
3. We conducted our audit in accordance with the Standards on Auditing specified under Section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the Statement is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the Statement. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Statement, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation of the Statement that give a fair presentation view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors, as well as evaluating the overall presentation of the Statement.



MSKA

& Associates

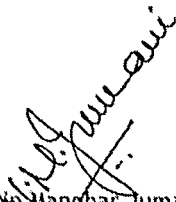
Chartered Accountants

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Statement.

Opinion

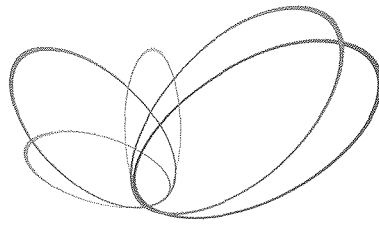
4. In our opinion and to the best of our information and according to the explanations given to us, the Statement:
 - i. is presented in accordance with the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with SEBI Circular No. CIR/IMD/DF1/9/2015 dated November 27, 2015 and Circular No. CIR/IMD/DF1/69/2016 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 profit, total comprehensive income and other financial information of the Company for the year ended March 31, 2019.

For MSKA & Associates
Chartered Accountants
ICAI Firm Registration No.105047W


Nitesh Manohar Jumani
Partner
Membership No.: 111700



Place: Pune
Date: May 29, 2019



EON HADAPSAR
INFRASTRUCTURE PVT. LTD.

Ref: Scrip No. 951636 (ISIN: INE884M07029)

Date: 29.05.2019

To,
BSE Limited
Listing Department,
Ground Floor, P. J. Towers,
Dalal Street, Fort, Mumbai – 400 001

Dear Sir/ Madam,

Sub: Declaration under Regulation 52 (3) of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015.

DECLARATION

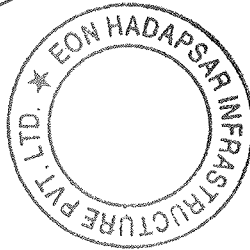
I, Farookh Khan (DIN: 01323080), Director of **Eon Hadapsar Infrastructure Private Limited** (CIN: U74210PN2004PTC140101) ("The Company") having its Registered Office at Tech Park One, Tower 'E', Next to Don Bosco School, Off Airport Road, Yerwada, Pune – 411 006, hereby declare that the Statutory Auditors of the Company, M/s. MSKA & Associates (formerly known as MZSK And Associates) Firm Registration No. 105047W, have issued an Audit Report with unmodified opinion on the Audited Financial Results of the Company for the year ended on 31st March 2019.

This declaration is issued in compliance with Regulation 52(3)(a) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended by the SEBI (Listing Obligations and Disclosure Requirements) (Amendment) Regulations, 2016 vide notification dated 25th May 2016.

Kindly take this declaration on your record.

For Eon Hadapsar Infrastructure Private Limited


Farookh Khan
Director
DIN: 01323080



IDBI Trusteeship Services Ltd

CIN : U65991MH2001GOI131154



No. 2497/ITSL/OPR/19-20

May 29, 2019

To

EON Hadapsar Infrastructure Pvt Ltd
Panchshil Realty, Tower E S N 191A/2A/1/2,
Panchshil Tech Park, Next to Don Bosco School,
Off Airport Road, Yerwada, Pune- 411006

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]

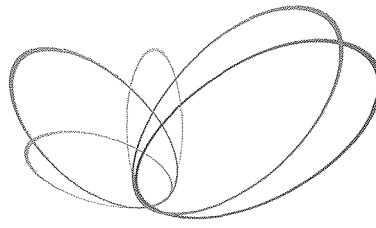
We, IDBI Trusteeship Service Limited (“**Debenture Trustee**”) hereby confirm that we have received and noted the information, as specified under regulation 52(4) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulation, 2015 (“**Regulations**”), provided to us EON Hadapsar Infrastructure Pvt Ltd (“**the Company**”) for the Quarter and Financial Year ended March 31, 2019

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

A handwritten signature in blue ink, appearing to read 'Rishank', is written over a circular blue ink stamp. The stamp contains the text 'IDBI TRUSTEE' and 'PUNE'.

Authorised Signatory



EON HADAPSAR
INFRASTRUCTURE PVT. LTD.

Ref: Scrip No. 951636 (ISIN: INE884M07029)

Date: 29.05.2019

To,
BSE Limited
Listing Department,
Ground Floor, P. J. Towers,
Dalal Street, Fort, Mumbai – 400 001

Dear Sir/ Madam,

Subject : Submission of Statement under Regulation 52 (7) of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 for the Financial year ended March 31,2019.

We, Eon Hadapsar Infrastructure Private Limited (CIN: U74210PN2004PTC140101) ("The Company") having its Registered Office at Tech Park One, Tower 'E', Next to Don Bosco School, Off Airport Road, Yerwada, Pune – 411 006 , are hereby confirming that there are no material deviations, in the use of the proceeds of issue of non-convertible debt securities from the objects stated in the offer document.

Yours Faithfully,

For Eon Hadapsar Infrastructure Private Limited



Farookh Khan
Director
DIN: 01323080

