



Ref: CS/2019/26

Date: May 27th, 2019

To,
Senior General Manager (Listing),
Bombay Stock Exchange Limited,
P J Towers, Dalal Street,
Mumbai-400 001
Ph: 022 22721233 /34

Sub: Submission of Audited Financial Results and other matters under Regulation 52 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

Ref: Script Code-958594

Dear Sir/ Madam,

Pursuant to Regulation 52 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("**Listing Regulations**") we wish to inform you that the Board of Directors at its Meeting held on today i.e. 27th May, 2019 has *inter alia*, approved:

1. The Audited Standalone Financial Results of the Company for the Financial Year ended March 31, 2019;
2. Change in Designation of Mr. Sagar Motilal Shrirao from Director to Nominee Director of the Company; and
3. Change in Designation of Mr. Bhavinkumar Nagraj Jain from Director to Nominee Director of the Company.

Accordingly, we are enclosing:

- a) Independent Auditor's Report on Financial Results of the Company for the financial year ended March 31, 2019 issued by Dhairya & Co, Chartered Accountants;
- b) A Copy of the Audited Standalone Financial Results of the Company for the financial year ended March 31, 2019 in specific format;
- c) Declaration pursuant to Regulation 52(3) of the Listing Regulations regarding audit report with unmodified opinion for the financial year ended March 31, 2019;
- d) Statement Pursuant to Regulation 52(4) of the Listing Regulations;
- e) Certificate issued by Debenture Trustee, under Regulation 52(5) of the Listing Regulations; and

f) Statement of Material Deviation under Regulation 52(7) of the Listing Regulations.

The meeting of the Board of Directors was commenced at 11:00 A.M. and concluded at 2:00 P.M.

Kindly take the same on your records and acknowledge.

Thanking you,
Yours faithfully,

For Tridhaatu Renovators Private Limited



Piyushika Kamad
Company Secretary & Compliance Officer





Dhairya & Co.
CHARTERED ACCOUNTANTS

3A, Vijaya Bhavan C.H.S.L.
Prabhat Colony Road No 7,
Santacruz East, Mumbai - 400055
Phone No: +91 9819265171
Email: dhairyakenia@gmail.com

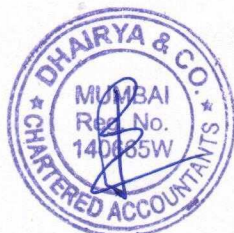
**Independent Auditor's Report on Financial Results pursuant to the Regulations 52 of SEBI
(Listing Obligations and Disclosure Requirements) Regulations, 2015**

To Board of Directors of Tridhaatu Renovators Private Limited

1. We have audited the accompanying statement of financial results of Tridhaatu Renovators Private Limited ("the Company") for the year ended March 31, 2019 ("the Statement") attached herewith, being submitted by the Company pursuant to the requirement of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with SEBI Circular No.CIR/IMD/DF1/69/2016 dated August 10, 2016 (collectively referred to as the "Listing Regulations").
2. This Statement, which is the responsibility of the Company's Management and approved by the Board of Directors, has been compiled from the related standalone Ind AS financial statements which has been prepared in accordance with the Indian Accounting Standards prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder ('Ind AS') and other accounting principles generally accepted in India. Our responsibility is to express an opinion on the Statement based on our audit of such standalone financial statements.
3. We conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India. 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 and fair presentation of the Statement 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 Management, as well as evaluating the overall presentation of the Statement.

We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our audit opinion.





Dhairya & Co.
CHARTERED ACCOUNTANTS

3A, Vijaya Bhavan C.H.S.L.
Prabhat Colony Road No 7,
Santacruz East, Mumbai - 400055
Phone No: +91 9819265171
Email: dhairyakenia@gmail.com

4. In our opinion and to the best of our information and according to the explanations given to us, the Statement:
- Is presented in accordance with the requirements of the Listing Regulation
 - give 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 and Total comprehensive income and other financial information of the Company for the year ended March 31, 2019.

For DHAIRYA & CO

Chartered Accountants

Firm Registration No. 140665W

Dhairya Kenia

Proprietor

M. No. : 140726

DATE : 27/05/2019

PLACE : Mumbai



TRIDHAATU RENOVATORS PVT LTD

Shrikant Chambers, 5th Floor, B-Wing, Near R.K. Studio, Sion-Trombay Road, Chembur, Mumbai - 400071

CIN : U45500MH2018PTC307178

STATEMENT OF AUDITED STANDALONE FINANCIAL RESULTS FOR THE YEAR ENDED 31ST MARCH, 2019

(Amount in rupees)

PARTICULARS	YEAR ENDED	
	31-03-2019	31-03-2018
	AUDITED	AUDITED
1 Revenue from operation (Refer Note 5)	-	-
2 Other Income	-	-
3 Total Income (1+2)	-	-
4 Expenses		
a) Property Development Expenses	-	-
b) Employee Benefits	-	-
c) Finance costs	1,13,467	-
d) Other expenses	-	-
Total expenses	1,92,001	5,000
5 Profit / (Loss) Exceptional items (3-4)	3,05,468	5,000
6 Exceptional items	-3,05,468	-5,000
7 Profit / (Loss) before tax (5-6)	-	-
8 Income tax expenses	-3,05,468	-5,000
a. Current Tax	-	-
b. Deferred Tax	-	-
c. MAT Credit (Entitlement) / Utilization	4,01,747	-
Total tax expense	4,01,747	-
9 Profit / (Loss) after tax (7-8)	-7,07,215	-5,000
10 Other Comprehensive Income (OCI) (net of tax)	-	-
11 Total Comprehensive Income for the period (9+10)	-7,07,215	-5,000
12 Paid-up Equity share capital (Face Value Rs. 10/- each)	1,00,000	1,00,000
13 Reserves and surplus (included under other equity as per balance sheet of previous accounting year)	-	-
14 Earnings per Share (of Rs. 10/- each) (not annualized):	36,26,253	-5,000
a) Basic (Rs.)	(70.72)	(0.50)
b) Diluted (Rs.)	(70.72)	(0.50)
14 Debt Equity Ratio ("DER")	9.74	-
15 Debt Service Coverage Ratio ("DSCR") **	-	-
16 Interest Service Coverage Ratio ("ISCR") **	-	-

** Not disclosed in view of negative coverage ratio

CERTIFIED To BE TRUE

DHAIRYA & CO.
CHARTERED ACCOUNTANTS
FIRM REGN NO. 140665W

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DHAIRYA KENIA
PROPRIETOR
M. NO. 140726



AUDITED STATEMENT OF ASSETS AND LIABILITIES

SN No	Particulars	As at 31-03-2019	As at 31-03-2018
A	ASSETS		
1	Non-current assets		
	(a) Property Plant & Equipment	-	-
	(b) Capital work in progress	-	-
	(c) Investments in Property	-	-
	(d) Investment in subsidiaries	-	-
	(e) Financial Assets	-	-
	(i) Investments	-	-
	(ii) Loans and advances	-	-
	(iii) Others	-	-
	(f) Non - Current Tax Assets	-	-
	(g) Other Non - Current Assets	-	-
	Sub-Total	-	-
2	Current Assets		
	(a) Inventories	1,63,76,978	-
	(b) Financial Assets		
	(i) Investments	-	-
	(ii) Trade receivables	-	-
	(iii) Cash and cash equivalents	2,67,21,324	1,00,000
	(iv) Bank Balances other than (iii) above	-	-
	(v) Loans and advances	-	-
	(vi) Other Financial Asset	-	-
	(c) Other Current Assets	-	-
	Sub-Total	4,30,98,302	1,00,000
	TOTAL	4,30,98,302	1,00,000
B	EQUITY AND LIABILITIES		
	Equity		
	(a) Equity Share capital	1,00,000	1,00,000
	(a) Other Equity	36,26,253	-5,000
	Sub-Total	37,26,253	95,000
1	Non - Current Liabilities		
	Financial Liabilities		
	(i) Borrowings	3,63,08,504	-
	(ii) Other Financial Liabilities	-	-
	Provisions		
	Deferred Tax Liabilities (Net)	4,01,747	-
	Other Non - Current Liabilities	-	-
	Sub-Total	3,67,10,251	-
2	Current liabilities		
	(a) Financial Liabilities		
	(i) Borrowings	-	-
	(ii) Trade payables	21,33,870	-
	(iii) Other financial liabilities	-	-
	(b) Other current liabilities	5,27,928	5,000
	(c) Short-term provisions	-	-
	Sub-Total	26,61,798	5,000
	TOTAL	4,30,98,302	1,00,000

Notes:

- The above unaudited results have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting standards ("IND AS"). Interim Financial Reporting (IND AS 34) prescribed under Section 133 of the Companies Act, 2013 read with relevant rules 3 of Companies (Indian Accounting Standards) Rules, 2015 read with SEBI Circular No CIR/IMD/DFI/69/2016 dated August 10, 2016.
- The financial results of the Company for the six months and year ended 31 March, 2019 have been reviewed and approved at the meeting of the Board of Directors of the Company held on 27.05.2019
- Since the non-convertible debentures of the company were listed on 26.02.2019, the figures for the half year ended March 31, 2019 and previous corresponding half year ended September 30, 2018 are not reported and only full year figures have been reported.
- The company has a net loss for the year ended March 31, 2019, hence debenture redemption reserve as required under section 71 of the Companies Act, 2013 and the rules made thereunder has not been created.
- The Company operates in single business segment of Real Estate and accordingly as per IND AS 108 "Operating Segment", there are no separate reportable segments.
- Assumptions to Financial Ratios
Debt Equity Ratio = Paid up Debt Capital / Equity (Net Worth)
Equity (Net Worth) = Equity Share Capital + Reserves & Surplus (Other Equity)
- Previous periods figure have been regrouped, rearranged, reclassified wherever necessary to correspond with those of the current period.

CERTIFIED TO BE TRUE

DHAIRYA & CO.
CHARTERED ACCOUNTANTS
FIRM REGN NO. 140665W

Dheeraj

Place: Mumbai
 Date: 27/05/2019

DHAIRYA KENIA
PROPRIETOR
M. NO. 140726



For and on behalf of Board of Directors
 Tridhaatu Renovators Private Limited

Govind Krishnan Muthukumar

Govind Krishnan Muthukumar
 (also known as Krishnan Muthukumar)
 Managing Director
 (DIN : 00463579)



Ref: CS/2019/27

Date: May 27th, 2019

To,
The Listing Department/Corporate Relationship Department
Bombay Stock Exchange Limited,
P J Towers, Dalal Street,
Mumbai-400 001
Ph: 022 22721233 /34

Sub: Declaration pursuant to Regulation 52 (3) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the financial year ended March 31, 2019

Ref: Script Code-958594

Dear Sir/ Madam,

This is with reference to the captioned subject, we hereby declare that M/s Dhairya & Co. (Registration no.140665W), Chartered Accountants, Statutory auditor of the Company have issued the Audit Report with unmodified opinion for Audited Financial Result of the Company for the financial year ended March 31, 2019.

Thanking you,
Yours faithfully,

For Tridhaatu Renovators Private Limited



Piyushika Kamad
Company Secretary & Compliance Officer



Ref: CS/2019/28

Date: May 27th, 2019

To,
The Listing Department/Corporate Relationship Department
Bombay Stock Exchange Limited,
P J Towers, Dalal Street,
Mumbai-400 001
Ph: 022 22721233 /34

Sub: Compliance as per Regulation 52(4) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for March 31, 2019.

Ref: Script Code-958594

Dear Sir/ Madam,

With reference to the above subject, we submit herewith the following details.

a) Credit Rating:

Sr. no.	Name of Securities	Credit Rating Agency	Rating
1	Secured, Rated, Non-Convertible Debenture	Brickwork Ratings India Pvt. Ltd.	BWR BB-

b) Debt Equity Ratio:

Debt Equity Ratio of the Company as of March 31, 2019 is 9.74

c) Previous due date for the payment of debenture Interest/ repayment of principal of non-convertible debt securities and whether the same has been paid or not: **Not applicable**

d) Next due date for the payment of debenture Interest/Principal along with the amount of interest payable and the redemption amount: **as per Annexure A**

- e) **Debenture Redemption Reserve-** The Company has a net loss for the financial year ended March 31, 2019; hence Debenture Redemption Reserve under Section 71 of the Companies Act, 2013 and rules made thereunder has not been created.
- f) **Net Worth:** Rs.37,26,253/-
- g) **Net profit after tax:** Rs. -7,07,215
- h) **Earnings per share (Basic):** -70.72

Kindly take the same on you records and oblige.

Thanking you,
Yours faithfully,

For Tridhaatu Renovators Private Limited



Piyushika Kamad
Company Secretary & Compliance Officer

ANNEXURE-A

AS PER TERMS MENTIONED IN DEBENTURE TRUST DEED, DATED 04TH FEBRUARY, 2019:

<p>Manner of payment of Coupon, Principal and Redemption Premium</p>	<p>a. Coupon shall for each Debenture mean an interest at the rate of 16% (sixteen percent) per annum payable solely from the Remainder Amounts on the Nominal Value of each Debenture at the end of each Financial Year, (a) for the period commencing from of the respective Closing Date till the end of the Financial Year immediately after each Closing Date and (b) thereafter in respect of second and subsequent Financial Year.</p> <p>b. It is clarified that the Coupon would only be payable to the extent of the Remainder Amounts, available annually at the end of each Financial Year unless the Board determines an earlier payout from the Remainder Amounts; provided also that to the extent that there are insufficient Remainder Amounts at the end of any Financial Year, the balance unpaid Coupon would be accrued solely in the year in which there are sufficient Remainder Amounts and the same would be paid out of such subsequent year's Remainder Amounts as and when available; provided however that nothing herein shall derogate or act to reduce the Redemption Premium;</p> <p>c. The principal sums shall fall due and payable notwithstanding anything to the contrary contained in the Transaction Documents, on the Redemption Date (i.e. the Maturity Date) on which the Nominal Value remaining outstanding on the Debentures shall be paid to the Debenture Holders, whether or not there were sufficient Remainder Amounts;</p> <p>d. Any payment of Coupon, Redemption Premium or principal sums of the Debentures shall on the relevant due date be paid to persons who are the holders of the Debenture on the Record Date;</p> <p>e. If any payment was due on a day which was not a Business Day, then the immediately succeeding Business Day would be considered as the due date for the purposes of payment but all interest, premium etc. would be calculated till the actual due date.</p>
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May 27, 2019



To,

Ms. Piyushika Kamad,
Company Secretary,
Tridhaatu Renovators Private Limited,
B-Wing, 5th Floor, Shrikant Chambers, Sion Trombay Road,
Near R. K. Studio
Mumbai 400071

Dear Madam,

Sub: Certificate of Debenture Trustee under Regulation 52(5) of SEBI (LODR) Regulations, 2015 for March 31, 2019.

In compliance of the requirements of Chapter V, Regulation 52, Sub – Regulation (4) and (5) of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 for Non – Convertible Debt Securities we would like to state as under:

We, Vistra ITCL (India) Limited, are acting as a Debenture Trustee for the Secured, Rated, Listed, Redeemable, Non-Convertible Subordinated Debentures aggregating to Rs. 44 crores issued by Tridhaatu Renovators Private Limited.

With reference to above, we have received the following documents and have noted its contents

1. Additional Information as per Regulation 52(4) of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 information as at March 31, 2019 with respect to NCDs issued on a private placement basis.
2. Audited financial result for the year ended March 31, 2019.

This certificate has been signed and issued by us based on documents (mentioned above) provided by you.

Thanking You.

Yours sincerely,
For Vistra ITCL (India) Limited

Authorized Signatory

Place: Mumbai

Ref: CS/2019/29

Date: May 27th, 2019

To,
The Listing Department/Corporate Relationship Department
Bombay Stock Exchange Limited,
P J Towers, Dalal Street,
Mumbai-400 001
Ph: 022 22721233 /34

Sub: Statement of Material Deviation under Regulation 52(7) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Ref: Script Code-958594

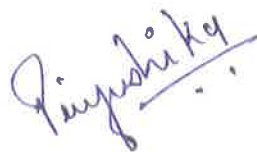
Dear Sir/ Madam,

As per the requirement of Regulation 52(7) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we hereby confirm that there is no material deviation in the use of proceeds of issue of Non-Convertible Debt Securities from the objects stated in the offer document.

Request you to take the same on your record and acknowledge.

Thanking you,
Yours faithfully,

For Tridhaatu Renovators Private Limited



Piyushika Kamad
Company Secretary & Compliance Officer