

**Natvarlal Vepari & Co.**  
**CHARTERED ACCOUNTANTS**

Oricon House, 4th Floor, 12, K. Dubash Marg, Mumbai-400 023. • Tel : 6752 7100 • Fax : 6752 7101 • E-Mail : nvc@nvc.in

Auditor's Report on Half Yearly Financial Results and Year to Date Results of the Company  
Pursuant to the Regulation 52 of the SEBI (Listing Obligations and Disclosure  
Requirements) Regulations, 2015

To,  
The Board of Directors  
Ecstasy Realty Private Limited,  
Mumbai.

1. We have audited the accompanying statement of financial results which includes standalone financial results of Ecstasy Realty Private Limited ("the Company") for the half year and the year ended March 31, 2019 ("the Statement") .This Statement has been prepared by the Company pursuant to the requirements of Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulation, 2015, read with circular No. CIR/IMD/DF1/69/2016 dated August 10, 2016.
2. This Statement is the responsibility of the Company's Management and has been approved by the Board of Directors has been compiled from the related standalone audited financial statements which have been prepared in accordance with 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. Attention is drawn to the fact that the figures for the half year ended March 31, 2019 and the corresponding half year ended in the previous year as reported in the Statement are the balancing figures between the audited figures in respect of the full financial year and the published year to date figures up to the end of the half year of the current and previous financial year respectively. The figures up to the end of the half year of the respective financial year are only reviewed and not subjected to audit. Our responsibility is to express an opinion on the Statement based on our audit of such financial statements.
3. We conducted our audit in accordance with the Standards on Auditing referred to in the Act. Those standards require that we plan and perform the audit to obtain reasonable assurance as to whether the financial results are free of material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and the



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disclosures in the standalone financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks 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. We believe that the audit evidence obtained by us, is sufficient and appropriate to provide a basis for our audit opinion.

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 requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with SEBI circular bearing no. CIR/IMD/DF1/69/2016 dated August 10, 2016 in this regard; and
  - (ii) gives a true and fair view in conformity with the Ind AS 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, 2019.
4. We draw attention to Note No. 2 and the fact that we were neither engaged to review nor we have reviewed the comparative figures for the half year ended March 31, 2018.

For Natvarlal Vepari & Co  
Chartered Accountants  
Firm Registration No. 106971W

*Rinku Ghatalia*

Rinku Ghatalia  
Partner  
M. No. 133762

Mumbai, Dated: - May 29, 2019.



## Ecstasy Realty Private Limited

Regd. Office : 2nd Floor, Solitaire Building, 80, S.V. Road, Santacruz (W), Mumbai - 400054

CIN: U65990MH1992PTC064890

Tel: +91 22 26487799 E-mail: accounts@raifaskaran.com

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

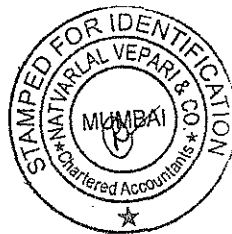
		(Rs. in Lacs)			
Sr. No.	Particulars	Half Year Ended		Year Ended	
		31.03.2019	31.03.2018	31.03.2019	31.03.2018
		(Audited) *	(Audited) **	(Audited)	(Audited)
I	Revenue from Operations	5,182.87	2,044.04	6,091.07	2,517.77
II	Other Income:	73.18	105.18	215.43	356.41
III	<b>Total Income (I + II)</b>	<b>5,256.05</b>	<b>2,149.22</b>	<b>6,306.50</b>	<b>2,874.18</b>
IV	Expenses:				
	a) Cost of flats sold	5,968.64	2,208.91	7,220.23	3,331.68
	b) Employee Benefit Expenses	100.40	-	100.40	-
	c) Finance Cost	2,622.01	7.54	2,623.66	36.02
	d) Depreciation and amortisation expense	22.91	22.45	36.36	45.31
	e) Other expenses	287.81	328.40	347.63	363.77
	<b>Total Expenses (IV)</b>	<b>9,001.76</b>	<b>2,567.30</b>	<b>10,330.28</b>	<b>3,778.78</b>
V	<b>Profit/(Loss) before exceptional item (III - IV)</b>	<b>(3,745.71)</b>	<b>(418.08)</b>	<b>(4,023.78)</b>	<b>(904.60)</b>
VI	Exceptional Item	3,180.00	-	3,180.00	-
VII	<b>Profit/(Loss) after exceptional item (V - VI)</b>	<b>(6,925.71)</b>	<b>(418.08)</b>	<b>(7,203.78)</b>	<b>(904.60)</b>
VIII	Tax Expense				
	Current				
	Short / Excess Provision of earlier years	(4.80)	21.80	(4.80)	22.02
	Deferred tax (Asset) / Liability	(2.73)	(1.35)	(2.91)	10.28
IX	<b>Net Profit/(Loss) after tax (VII-VIII)</b>	<b>(6,918.19)</b>	<b>(438.54)</b>	<b>(7,196.07)</b>	<b>(936.90)</b>
X	Other Comprehensive Income				
	a) Items that will not be reclassified to profit & loss	0.43	(0.35)	(0.44)	(0.71)
	- Tax expenses thereon	-	-	-	-
XI	<b>Total Comprehensive Income after tax (IX + X)</b>	<b>(6,917.75)</b>	<b>(438.89)</b>	<b>(7,196.51)</b>	<b>(937.61)</b>
XII	Paid-up equity share capital (Face value of Rs. 10/- each)	90.00	90.00	90.00	90.00
XIII	Other Equity			(9,570.09)	(2,373.58)
XIV	Earnings per share (of Rs.100/- each) - Not annualised :				
	Basic & Diluted (in Rs)	(7,666.87)	(487.26)	(7,995.64)	(1,041.00)
	Net Worth			(9,480.09)	(2,283.58)
	Debt service coverage ratio (DSCR) (no. of times) #	(0.29)	0.38	0.31	0.15
	Interest-service coverage ratio (ISCR) (no. of times) ##	(0.29)	0.66	0.31	0.87
	Debt equity ratio (no. of times) ###	0.19	(8.77)	(7.20)	(29.14)

# DSCR = (Profit after tax + Depreciation + Interest on long term debts) / (Interest and Principal repayment of long term debts during the period)

## ISCR = (Profit before tax + Depreciation + Gross Interest) / Gross Interest

Note: Gross Interest includes Interest taken to Inventory Cost.

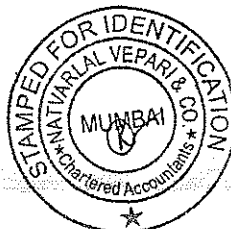
### Debt / Equity Ratio = Total debt / Net worth



*Parvin Zoh*

**STATEMENT OF STANDALONE ASSETS AND LIABILITIES AS AT MARCH 31, 2019**

Particulars	(Rs in Lacs)	
	31.03.2019 (Audited)	31.03.2018 (Audited)
<b>ASSETS</b>		
<b>(1) Non-current assets</b>		
(a) Property, Plant and Equipment	130.44	102.08
(b) Financial Assets		
(i) Investments	8,818.44	8,465.94
(ii) Loans	17.20	362.90
(iii) Others	22.27	16.29
(c) Deferred Tax assets	45.18	42.28
(d) Other non-current assets	996.78	4,449.54
	<b>10,030.31</b>	<b>13,439.02</b>
<b>(2) Current assets</b>		
(a) Inventories	50,816.31	47,930.87
(b) Financial Assets		
(i) Trade Receivables	4,631.07	-
(ii) Cash and cash equivalents	3.00	439.50
(iii) Bank Balance other than (ii) above	1,467.48	4,525.44
(iv) Loans	50.00	50.00
(v) Others	448.17	2,044.19
(c) Other current assets	1,245.03	1,477.12
	<b>58,661.06</b>	<b>56,467.11</b>
<b>Total Assets</b>	<b>68,691.37</b>	<b>69,906.14</b>
<b>EQUITY AND LIABILITIES</b>		
<b>Equity</b>		
(a) Equity Share Capital	90.00	90.00
(b) Other Equity	(9,570.09)	(2,373.58)
	<b>(9,480.09)</b>	<b>(2,283.58)</b>
<b>Liabilities</b>		
<b>(1) Non-current liabilities</b>		
(a) Financial Liabilities		
(i) Borrowings	61,450.96	61,407.13
(ii) Other financial liabilities	-	-
(b) Provisions	24.50	13.58
	<b>61,475.46</b>	<b>61,420.71</b>
<b>(2) Current liabilities</b>		
(a) Financial Liabilities		
(i) Borrowings	6,798.00	5,090.00
(ii) Trade payables		
- total outstanding dues to micro enterprises and small enterprises	-	-
- total outstanding dues of creditors other than micro enterprises and small enterprises	1,308.20	763.12
(iii) Other financial liabilities	2,685.54	602.43
(b) Other current liabilities	5,897.15	4,306.06
(c) Provisions	5.75	3.51
(d) Current Tax Liabilities (Net)	1.36	3.88
	<b>16,696.00</b>	<b>10,769.01</b>
<b>Total Equity and Liabilities</b>	<b>68,691.37</b>	<b>69,906.14</b>



*Under Seal*

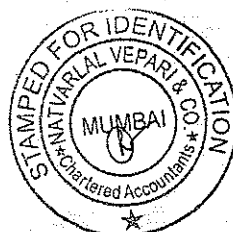
EASTERN REALTY PRIVATE LIMITED

**Notes:**

- 1 The above audited financial results were approved and taken on record by the Board of Directors in their meeting held on May 29, 2019.
- 2 \*The figures for the period October 2018 to March 2019 for the current year are the balancing figures between the audited figures in respect of the full financial year ended March 31,2019 and unaudited year-to-date figures for the half year ended September 30,2018 which were subjected to limited review.
- 3 \*\* The Financial results of the corresponding half year ended March 31, 2018 were not prepared previously as the debt has been listed only in the current financial year. Therefore, the financial results relating to the half year ended March 31, 2018 are the balancing figures between the audited figures in respect of the full financial year ended March 31,2018 and unaudited year-to-date figures for the half year ended September 30,2017 which have not been subjected to limited review by the statutory auditors of the Company.However, the management has exercised necessary due diligence and ensured that the financial results provide a true and fair view of its affairs in accordance with the Companies (Indian Accounting Standards) Rules, 2015.
- 4 The financial statements are prepared in accordance with the Indian Accounting Standards (Ind AS) as prescribed under section 133 of the Companies Act, 2013 read with Rule 3 of the Companies (Indian Accounting Standards) Rule, 2015 and Companies (Indian Accounting Standards) Amendments Rule, 2016.
- 5 The Company has adopted Ind AS 115 w.e.f. April 01, 2018 by using cumulative catch up transition method and accordingly comparatives for the half year ended September 30, 2018 will not be retrospectively adjusted. The adoption of Ind AS 115 does not have material effect on the above financial results.
- 6 The credit rating of the Company's debentures is CARE BB+ which is subsequently revised to CARE D w.e.f 5th April 2019.
- 7 During the half year under report, the Company has paid,the interest due on non-convertible debentures issued for . The next part of interest payment is due on June 30, 2019. The asset coverage in case of non-convertible debt securities is adequate.

Period	Due Date	Date of Payment
October 2018 to December 2018	31-Dec-18	28-Dec-18
January 2019 to March 2019	31-Mar-19	05-Apr-19

- 8 Exceptional item represents impairment of advance against purchase of property/development rights/land of Rs.3180 lacs.
- 9 The Company has only one reportable segment viz. 'Real Estate Developers'.
- 10 Figures for the previous period have been regrouped / re-classified to conform to the figures of the current period.



By Order of the Board

*Pulin Bole*

Pulin Bole  
Director

(DIN: 02138143)

Place : Mumbai,  
Date : May 29, 2019

