

PROZONE DEVELOPERS & REALTORS PRIVATE LIMITED

Regd. Off: 105/106, Ground Floor, Dream Square, Dalia Industrial Estate, Off New Link Road,

Andheri West, Mumbai 400053

CIN: U70100MH2011PTC221037 | Email Id: investorservice@prozoneintu.com | Tel No.: 022-3065 0111

Dated: 29th May 2019

BSE Limited

Listing Department

P.J. Towers, Dalal Street, Fort

Mumbai 400 001

Scrip: 955820

Dear Sir/Madam,

Sub: Outcome of Board meeting

Pursuant to Regulations 52 of the SEBI (LODR) Regulations 2015, we wish to inform you that the Board of Directors at its meeting held today i.e. 28th May 2019 has inter alia approved the audited financial results of the Company for the financial year ended 31st March 2019. Accordingly we are enclosing:

- i. A copy of Audited financial results and Auditor's Report issued by the Statutory Auditor of the Company for the financial year ended 31st March 2019;
- ii. Declaration with respect to unmodified opinion in the Audit Report for the financial year ended 31st March 2019;
- iii. Disclosure of additional information in accordance with Reg. 52 (4) of the SEBI (LODR) Regulations, 2015; and
- iv. A certificate of the Debenture Trustee, SBICAP Trustee Company Ltd pursuant to Reg. 52(5) of SEBI (LODR) Regulations, 2015.

The meeting of the Board of Director commenced at 4.30 p.m. and concluded at 6.30 p.m.

Thanking you,

Yours truly,

For Prozone Developers & Realtors Pvt. Ltd

Prashant Koparde

Director

DIN : 06838824



Encl. as above

(Rs. In lacs)

PARTICULARS	Half Year Ended		Year Ended	
	31.03.2019	31.03.2018	31.03.2019	31.03.2018
	(Audited)*	(Audited)*	(Audited)	(Audited)
1 Income				
(a) Revenue from Operations	-	-	-	-
(b) Other Income (Refer Note 4)	542.39	608.37	1,267.37	848.41
Total income	542.39	608.37	1,267.37	848.41
2 Expenses				
(a) Employee benefits expense	4.07	8.15	11.33	14.45
(b) Finance Cost	567.21	358.85	1,034.65	723.19
(c) Depreciation	0.63	-	1.26	-
(d) Other expenses	136.72	21.08	165.84	25.77
Total Expenses	708.63	388.08	1,213.09	763.41
3 Profit / (loss) from before exceptional items and tax (1-2)	(166.23)	220.29	54.29	85.00
4 Exceptional items	-	-	-	-
5 Profit / (loss) before tax (3-4)	(166.23)	220.29	54.29	85.00
6 Tax expenses				
Current Tax	(42.94)	23.53	18.11	23.53
7 Net Profit / (loss) for the period (5-6)	(123.29)	196.76	36.18	61.47
8 Other Comprehensive Income / (Loss)	-	-	-	-
9 Total Comprehensive Income / (loss) for the period after tax (7+8)	(123.29)	196.76	36.18	61.47
10 No of equity share (FV of Rs 2/- per share)	2.50	2.50	2.50	2.50
11 Reserves excluding revaluation reserves as per balance sheet of previous accounting year	98.87	1.22	98.87	1.22
12 Earnings per share (Basic and Diluted) (Rs.)				
i) before extraordinary items (not annualised)	(49.32)	78.70	14.47	24.59
ii) after extraordinary items (not annualised)	(49.32)	78.70	14.47	24.59
13 Paid up Debt Capital (Face value of Rs 10,00,000/-)	3,400.00	3,400.00	3,400.00	3,400.00
14 Debenture Redemption Reserve	-	-	-	-
15 Debt Equity Ratio			70.87	83.93
16 Debt Service Coverage Ratio			1.05	1.12
17 Interest Service Coverage Ratio			1.05	1.12

* Refer Note 3

Notes :

- The above results were reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on May 28, 2019.
- The financial results have been prepared in accordance with the Companies (Indian Accounting Standard) Rules, 2015 (Ind AS) prescribed under Section 133 of the Companies Act, 2013 and other recognised accounting practices and policies to the extent applicable.
- The figures for the half year ended March 2019 and March 2018 are the balancing figures between audited figures in respect of full financial year and published year to date figures upto the half year of the relevant financial year.
- The Company has provided the facility amount of Rs 4000 lakhs (Rs. 6419.20 including interest) for various real estate projects with fixed and variable returns. The said amount is secured against allotment of flats, deposit of title deed of land and guarantee of investee (including its promoters). Investee has failed to perform on agreed obligations, hence Company had filed petition in the Hon'ble High Court at Bombay, seeking performance of contract and Status quo on the projects etc. As per the interim order dated 17th July, 2018, Hon'ble High court has directed investee to maintain status quo and not to create any third party right on the respective projects and flats till further order. Further, as per the legal opinion, the Company would get an award / decree in its favour at least for recovering money together with interest from the investee. Accordingly, the Company has considered the said facility amount as good and continued to accrue interest thereon.
- Figures of the previous period have been reclassified/ regrouped wherever necessary.

For Prozone Developers and Realtors Private Limited

Prashant Koparde
 Director
 DIN 06838824

Place: Mumbai
 Date: May 28, 2019



Prozone Developers and Realtors Private Limited

CIN No. U70100MH2011PTC221037

Registered Office: 105/106, Ground Floor, Dream Square, Dalia Industrial Estate, Off New Link Road, Andheri West, Mumbai - 400053

Statement of Assets and Liabilities as at March 31, 2019 (Audited)

(Rs. in lacs)

Particulars	(Rs. in lacs)	
	As at 31.03.2019 (Audited)	As at 31.03.2018 (Audited)
ASSETS		
Non-current assets		
Property, plant and equipment	0.74	-
Financial Assets		
Loans	653.97	581.00
Others financial assets (Refer Note 4)	6,419.20	5,126.87
Other Non Current Assets	6.96	0.76
Income tax assets (net)	-	103.63
Total Non-current assets	7,080.88	5,812.26
Current assets		
Financial Assets		
Loans	369.49	-
Cash and cash equivalents	1.17	1.08
Others financial assets (Refer Note 4)	88.42	-
Other Current assets	0.15	-
Total Current assets	459.24	1.08
TOTAL ASSETS	7,540.12	5,813.33
EQUITY AND LIABILITIES		
Equity		
Equity Share Capital	5.00	5.00
Other Equity	98.87	62.70
Total Equity	103.87	67.70
Liabilities		
Non-current liabilities		
Financial Liabilities		
Borrowings	7,361.75	5,681.59
Total Non-current liabilities	7,361.75	5,681.59
Current liabilities		
Financial Liabilities		
Trade payables	23.40	5.34
Other current liabilities	35.79	50.72
Current tax liability (net)	15.31	-
Total current liabilities	74.49	64.05
TOTAL EQUITY AND LIABILITIES	7,540.12	5,813.33

For Prozone Developers and Realtors Private Limited



Prashant Koparde
Director
DIN 06838824

Place: Mumbai
Date: May 28, 2019



SGCO & Co.LLP

Chartered Accountants

Independent Auditor's Report on Annual Standalone Financial Results of Prozone Developers & Realtors Private Limited Pursuant to Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

**To The Board of Directors of
Prozone Developers & Realtors Private Limited**

We have audited the annual Financial Results of Prozone Developers & Realtors Private Limited ("the Company") for the half year and year ended 31 March 2019, attached herewith, being submitted by the Company pursuant to the requirement of Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. Attention is drawn to the fact that the figures for the half year ended 31 March 2019 and the corresponding half year ended in the previous year as reported in the annual financial results are the balancing figures between audited figures in respect of the full financial year and the published year to date figures up to the end of half year of the relevant financial year. Also, the figures up to the half year ended had only been reviewed and not subjected to audit. These annual financial results are the responsibility of the Company's Management and have been approved by the Board of Directors in their meeting held on 28th May 2019.


These annual financial results have been prepared on the basis of the annual Ind AS financial statements and reviewed half year ended financial results which are the responsibility of the Company's management. Our responsibility is to express an opinion on these annual financial results based on the audit of the annual Ind AS financial statements which have been prepared in accordance with the recognition and measurement principles laid down in the Companies (Indian Accounting Standards) Rules, 2015 as per section 133 of the Companies Act, 2013 and other accounting principles with regulation 52 of the Listing Regulations.

We conducted our audit in accordance with the auditing standards generally accepted in India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the annual financial results are free of material misstatement. An audit involves examining, on a test basis, evidence supporting the amounts disclosed as the annual financial results. An audit also includes assessing the accounting principles used and significant estimates made by the management. We believe that our audit provides a reasonable basis for our opinion.

in our opinion and to the best of our information and according to explanations given to us, these annual financial results;

- (i) Are presented in accordance with the requirements of Regulation 52 of the Listing Regulations in this regard; and
- (ii) Give a true and fair view of the net profit and other comprehensive income and other financial information for the year ended 31 March 2019.

For SGCO & Co. LLP
Chartered Accountants
Firm's Registration No. 112081W/W100184


Suresh Murarka
Partner
Mem. No. 44739

Place : Mumbai
Date: May 28, 2019



4A, Kaledonia,
2nd Floor, Sahar Road,
Near Andheri Station,
Andheri (East),
Mumbai - 400 069.

Tel. +91 22 6625 6363
Fax. +91 22 6625 6364
E-mail: info@sgco.co.in
www.sgco.co.in

PROZONE DEVELOPERS & REALTORS PRIVATE LIMITED

Regd. Off: 105/106, Ground Floor, Dream Square, Dalia Industrial Estate, Off New Link Road,

Andheri West, Mumbai 400053

CIN: U70100MH2011PTC221037 | Email Id: investorservice@prozoneintu.com | Tel No.:- 022-3065 0111

Dated : 29th May 2019

BSE Limited

Listing Department

P.J. Towers, Dalal Street, Fort

Mumbai 400 001

Scrip: 955820

Dear Sir/Madam,

Sub: Declaration under Reg. 52 (3) of SEBI (LODR) (Amendment) Regulations 2016

In compliance with the provision of Reg. 52 (3) of the SEBI (LODR) (Amendment) Regulations 2016 and SEBI Circular No. CIR/CFD/CMD/56/2016 dated 27th May, 2016, I, hereby declare that, M/s SGCO & Co LLP, Chartered Accountants (ICAI Firm Registration No. 112081W) Statutory Auditor of the Company have issued Audit Report with unmodified opinion on Audited Financial Results of the Company for the financial year ended March 31, 2019.

Kindly take the same of record.

Thanking you,

Yours truly,

For Prozone Developers & Realtors Pvt. Ltd

Prashant Koparde

Director

DIN : 06838824



PROZONE DEVELOPERS & REALTORS PRIVATE LIMITED

(Formerly known as 'Classique Creators Private Limited' upto 22nd July 2016)

Regd. Off: 105/106, Ground Floor, Dream Square, Dalia Industrial Estate, Off New Link Road,
Andheri West, Mumbai 400053 | CIN: U70100MH2011PTC221037

Date: 28th May 2019

To

BSE Limited,

1st Floor, New Trading Wing,

Rotunda Building, P J Tower,

Dalal Street, Fort, Mumbai - 400001

Dear Sir,

Sub : Disclosure under regulation 52(4) and (5) of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, in respect of Non-Convertible Debentures issued on Private placement basis.

BSE Scrip Code:	955820
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Disclosure as at and for the half year ended on 31st March 2019

With reference to the above subject, we submit herewith the information and documents as per provision of Uniform Listing agreement entered into with the Stock Exchanges where debt Securities of the company are listed and the Security Exchanges Board of India (listing Obligation and Disclosure Requirements) Regulations, 2015, thereunder, for dissemination to the debenture holders as mentioned below:

Sr. No.	Particulars/Information relating to	Details:
1	Credit rating and change in credit rating	CARE B+ stable, The same has not change since issuance
2	Asset Cover available against Non-convertible Debentures	1.00
3	Debt - Equity Ratio	70.87
4(a)	Previous due date for payment of interest on Non-convertible Debenture	N.A.
4(b)	Previous due date for repayment of Non-convertible Debentures	N.A.
5(a)	Next due date for payment of interest on Non-convertible Debentures	Interest will be paid on Maturity ie on 28 th Feb 2020

Prasanth



PROZONE DEVELOPERS & REALTORS PRIVATE LIMITED

(Formerly known as 'Classique Creators Private Limited' upto 22nd July 2016)

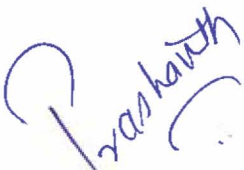
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Andheri West, Mumbai 400053 | CIN: U70100MH2011PTC221037

5(b)	Next due date for repayment of Non-convertible Debentures	The same will be paid on Maturity ie on 28 th Feb 2020
6	Debt Service Coverage Ratio	1.05
7	Interest Service Coverage Ratio	1.05
8	Debenture Redemption Reserve	Nil
9	Net worth	Rs. 103.87 lakhs
10	Net Profit/(Loss) after Tax	Half Year ended 31.02.19: (Loss)Rs. (123.29) lakhs Year ended 31.03.19: Profit Rs. 36.18 lakhs
11	Earnings per shares	Half year ended 31.03.18 : (49.32) per share Year ended 31.03.19 : 14.47 per share
12	Utilization of the proceeds of the issues of NCDs	The proceeds have been utilized in accordance with object of issue.

We confirm that the information submitted as above is true and correct and the undersigned has the authority to submit the same to you and that we are aware the above information is expected to be placed on the website of your stock exchange. This letter is submitted under regulation 52(4) and (5) of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015.

Thanking you,
Yours truly,

For Prozone Developer and Realtors Pvt Ltd


Mr. Prashant Koparde
Director



Ref.no.S/97/SBICAP/DT/2019-20

29th May 2019

To,

Prozone Developers & Realtors Private Limited,
105/106, Ground Floor, Dream Square,
Dalia Industrial Estate,
Off New Link Road,
Andheri West, Mumbai 400053

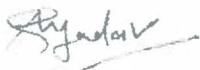
Sub:-Certificate u/r 52(5) of SEBI (Listing Obligations & Disclosure Requirements) Regulations 2015, for NCDs aggregating to Rs.34 Crores issued by Prozone Developers & Realtors Private Limited. ("Issuer"), for the half year ended 31st March 2019.

Dear Sir/ Madam,

We are acting as Debenture Trustee for the captioned Debenture Issues. Pursuant to Regulation 52(4) read with Regulation 52(5) of SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015, the issuer is required to submit its half yearly financial results with a certificate of Debenture Trustee, that the Debenture Trustee has noted the contents furnished by the issuer as per the Regulation 52(4).

In pursuance thereof we hereby confirm that we have received the said information vide your email dated May 29, 2019 along with the relevant/ necessary supporting and we have noted the contents of the financial results furnished by the issuer as per the Regulation 52(4) of the Regulations.

Yours faithfully,
For SBICAP Trustee Company Limited



Authorised Signatory

Corporate Office :
Apeejay House, 6th Floor,
3, Dinshaw Wachha Road,
Churchgate, Mumbai.
Pin - 400 020.

Registered Office :
202, Maker Tower E,
Cuffe Parade, Mumbai - 400 005.
CIN : U65591MHPLC158386

Corporate Office :
Apeejay House, 6th Floor,
3, Dinshaw Wachha Road,
Churchgate, Mumbai.
Pin - 400 020.