

To,
BSE Limited
Listing Compliance Department,
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400001,
Maharashtra

Ref:	Security Code	–	ISIN
(i)	952586		INE242T07017
(ii)	952797		INE242T07025
(iii)	952817		INE242T07033
(iv)	952866		INE242T07041
(v)	952959		INE242T07058
(vi)	953071		INE242T07074

Subject: - Unaudited Financial Results for Half Year Ended 30th September, 2018, Pursuant to Regulation 52 of SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015.

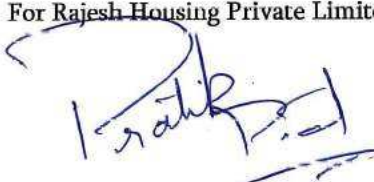
Respected Sir/Madam,

We enclosed herewith the copy of the Unaudited Financial Results of the Company for the Half Year Ended 30th September, 2018, along with the Auditor's Limited Review Report pursuant to provisions of Regulation 52(1) & 52(2) (a) of securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations 2015, in respect to aforementioned listed debt securities.)

This is for your information and record.

Yours Truly,

For Rajesh Housing Private Limited.


Shri Pratik H. Patel
Managing Director
DIN: 01612266



Enclosure:-

1. Unaudited financial results of the Company for the Half Year Ended 30th September, 2018.
2. Auditor's Limited Review Report.
3. Half Yearly Information pursuant to Regulation 52(4) of securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulation 2015.
4. Debenture trustee Certificate pursuant to Regulation 52(5) of SEBI (LODR) Regulations, 2015

M/s. A. J. Kanakia & Co.

Chartered Accountants

16/B, Kastur Mahal, Plot No. 9, 1st Floor, Sion Road No. 3, Sion Station Road,
Sion (West), Mumbai - 400 022

Tel.: 022 24014436 / 022 24024436 Email: office@ajkanakiaco.com

Independent Auditor's Limited Review Report

To
The Board of Directors
M/s. Rajesh Housing Private Limited

We have reviewed the accompanying statement of unaudited financial results of **M/s. Rajesh Housing Private Limited**, for half year ended September 30, 2018, being submitted by the company pursuant to the requirement of Regulation 52 of the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations, 2015 as modified by Circular No. CIR/IMD/DF1/6912016 dated August 10, 2016 (Listing Regulations).

This statement which is the responsibility of the Company's Management, has been approved by the Board of Directors and has been prepared in accordance with the recognition and measuring principles laid down in Indian Accounting Standard – 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting practices and policies generally accepted in India. Our responsibility is to issue a report on those financial statements based on our review.

We have conducted our review in accordance with the Auditing Standard on Review Engagements (SRE) 2410, Engagements to Review Financial Statements issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures, applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with Ind AS prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 52 of the Listing Regulations including the manner in which it is to be disclosed, or that it contains any material misstatement.

For M/s. A. J. KANAKIA & CO.
Chartered Accountants
ICAI Firm Registration No. 104701W



Nilesh

NILESH C. MEHTA
(Partner)

Membership No. 043275

Place : Mumbai
Dated : 14th November, 2018

A. J. Kanakia & Co.
Chartered Accountants

RAJESH HOUSING PRIVATE LIMITED

CIN No.: U70102MH2015PTC261258

Registered Office: 139 Seksaria Chambers, 2nd Floor, N. M. Road, Fort, Mumbai 400023.

UNAUDITED STANDALONE FINANCIAL RESULTS FOR SIX MONTHS ENDED 30th SEPTEMBER, 2018

(Rupees in Lakhs except EPS)

Sr.No.	Particulars	Six Months Ended		Previous Year
		30/09/2018	30/09/2017	31/03/2018
		Unaudited	Unaudited	Audited
	Income			
1	Revenue from Operations	-	-	-
2	Other income	2.82	5.26	9.72
3	Total Income from operation	2.82	5.26	9.72
4	Expenses			
	a. Cost of Material Consumed / Land & Rights	2,572.16	939.67	1,315.03
	b. Changes in Inventories of finished goods, work in progress & stock in trade	(5,957.70)	(951.90)	(7,950.01)
	c. Employees benefit expenses	12.30	10.40	24.46
	d. Finance Cost	3,377.71	3,412.55	6,597.92
	e. Depreciation and amortisation expense	-	-	-
	f. Other expenses	27.05	10.23	70.47
	Total Expenses	31.51	3,420.96	57.87
5	Profit / (Loss) before Exceptional items and tax	(28.69)	(3,415.69)	(48.16)
6	Exceptional items	-	-	-
7	Profit / (Loss) before Tax	(28.69)	(3,415.69)	(48.16)
8	Tax Expenses			
	Current Tax	0.04	-	-
9	Profit / (Loss) for the period	(28.73)	(3,415.69)	(48.16)
10	Other Comprehensive Income for the period	-	-	-
11	Total Comprehensive Income for the period	(28.73)	(3,415.69)	(48.16)
12	Paid-up equity share capital (Face Value Rs. 10/- per share)	1.10	1.10	1.10
13	Other Equity	(15.55)	(3,441.73)	13.18
14	Debenture Redemption Reserve	-	-	-
15	Net Worth	(14.45)	(3,440.63)	14.28
16	Paid up Debt Capital / Outstanding Debt	59,801.73	49,940.66	(13,403.78)
17	Debt Equity Ratio	(4,137.63)	(14.51)	(938.65)
18	Earning per Equity Share :			
	-Basic	(261.21)	(31,051.75)	(437.78)
	-Diluted	(261.21)	(31,051.75)	(437.78)
19	Debt Service Coverage Ratio	0.99	(0.00)	0.99
20	Interest Service Coverage Ratio	0.99	(0.00)	0.99

Notes :-

- The above results were reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 14th November, 2018. The Statutory Auditors of the Company have carried out a limited review of the above unaudited standalone financial results.
- The Company operates in single business segment only i.e. Real Estate segment. Therefore, there is no separate reportable primary segment as per IND AS 108
- Note: 1) Formulae for computation of ratios are as follow: ISCR = Earnings before Interest and Tax / Interest Expense; DSCR = Earnings before Interest and Tax / (Interest + Principal Repayment [Net of Debt Received]); Net Worth = Share Capital + Reserves and Surplus; Debt Equity Ratio = Total Debt/Equity
- Previous years figures are grouped / re-grouped or arranged / re-arranged wherever necessary to be in conformity with the current periods classifications.

For Rajesh Housing Private Limited



Pratik H. Patel
Managing Director
DIN: 01612266

Place : Mumbai
Date: 14th November, 2018

RAJESH HOUSING PRIVATE LIMITED
Balance Sheet as on Six Months ended September 30th, 2018
(Rupees in Lakhs)

Particulars	As at September 30th, 2018	As at March 31st, 2018
	Unaudited	Audited
	₹	₹
ASSETS:		
Current Assets:		
Inventories	59,685.86	53,728.16
Financial Assets:		
Cash and Cash Equivalents	0.59	1.73
Loans	25.52	24.21
Current Tax Assets [Net]	1.99	2.14
Other Current Assets	289.35	66.64
	60,003.30	53,822.89
Total Assets	60,003.30	53,822.89
EQUITY AND LIABILITIES:		
Equity:		
Equity Share Capital	1.10	1.10
Other Equity	(15.55)	13.18
Total Equity	(14.45)	14.28
Non-Current Liabilities:		
Financial Liabilities:		
Borrowings	19,070.00	16,220.00
Other Non Current Financial Liabilities	4,216.80	3,332.25
Other non-current liabilities	153.76	153.76
	23,440.56	19,706.01
Current Liabilities:		
Financial Liabilities:		
Borrowings	10,808.93	10,805.67
Trade Payables	27.69	43.76
Other Current Liabilities	25,736.79	23,251.13
Provisions	3.79	2.04
	36,577.20	34,102.60
Total Equity and Liabilities	60,003.30	53,822.89

For Rajesh Housing Private Limited



Pratik H. Patel
Managing Director
(DIN: 01612266)

Place :MUMBAI
Date : 14/11/2018

To,
BSE Limited
Listing Compliance Department,
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400001,
Maharashtra

Ref:	Security Code	–	ISIN
(i)	952586		INE242T07017
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(iv)	952866		INE242T07041
(v)	952959		INE242T07058
(vi)	953071		INE242T07074

Subject: - Half Yearly Communication for the Half Year Ended 30th September, 2018, pursuant to Regulation 52(4) of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015.

Respected Sir / Madam,

We hereby disclose the information in respect to aforementioned listed debt securities of the Company, pursuant to provisions of Regulation 52(4) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirement), 2015.

The Information is as under:

- Credit rating and change in credit rating (if any): CRISIL B+ (SO)/Stable.
- Asset cover available, in case of non-convertible debt securities : 1.26 times
- Debt-equity ratio for the half year ended 30th September, 2018:

Debt Equity Without Preference Share Capital	(4137.63) times
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- Previous due date for the payment of interest/dividend for non-convertible redeemable preference shares/repayment of principal of non-convertible preference shares/non-convertible debt securities and whether the same has been paid or not; and: N.A
- 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 redemption amount: N.A

RHP

- f) Debt Service coverage ratio for the half year ended 30th September, 2018: 0.99
- g) Interest Service coverage ratio for the Half Year ended 30th September, 2018: 0.99
- h) Outstanding redeemable preference shares (quantity and value) as on 30th September, 2018:N.A
- i) ~~Capital redemption reserve~~/debenture redemption reserve year half year ended 30th September, 2018: N.A.
- j) Net Worth as on 30th September, 2018: (Rs.14.45/- Lakhs).
- k) Net Profit after tax for the Half year ended 30th September, 2018: (Rs.28.73/- Lakhs).
- l) Earnings per share for the Half year ended 30th September, 2018 Basic/Diluted: (Rs.261.21/-).

This is for your information and record.
Yours Truly,

For Rajesh Housing Private Limited.



Shri Pratik H. Patel
Managing Director
DIN: 01612266



March 19, 2019

To,
Mr. Pratik H Patel
Managing Director,
Rajesh Housing Private Limited,
139, Seksaria Chambers, 2nd Floor,
N M Road Fort,
Mumbai 400 023

Dear Sir,

Sub: Certificate of Debenture Trustee under Regulation 52(5) of SEBI (LODR) Regulations, 2015 for September 30, 2018.

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, Listed, Redeemable, Non-Convertible Debenture issue aggregating to INR 140 crores of Rajesh Housing Private Limited. ('Company')

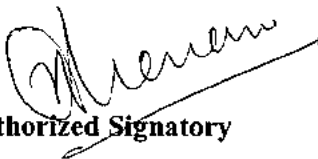
With reference to above, we have received the following documents from the Company and have noted its contents without verification:

1. Half yearly communication to exchange in terms of Regulation 52(4) of SEBI (LODR) Regulations, 2015 dated November 14, 2018;
2. Unaudited standalone Financial results for six months ended September 30, 2018 along with Independent Auditor's Limited Review Report dated November 14, 2018;
3. Asset Coverage certificate dated November 14, 2018.

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

Thanking You.

Yours sincerely,
For Vistra ITCL (India) Limited



Authorized Signatory

Place: Mumbai