

No.CTL/DEB/18-19/Noting Certificate/1831

November 14, 2018

To Whomsoever It May Concern,

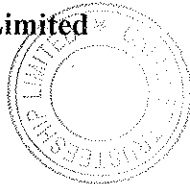
CERTIFICATE FOR RECEIPT AND NOTING OF INFORMATION

[Pursuant to Regulation 52(5) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015]

We, Catalyst Trusteeship 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 by **Ecstasy Realty Private Limited (“the Company”)** for the Half year ended September 30, 2018.

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 Catalyst Trusteeship Limited



Authorised Signatory

Encl: Results submitted by Company





RAIASKARAN

14th November, 2018

To,

Catalyst Trusteeship Limited
Office No. 83-87,
8th Floor, B-Wing,
Mittal Tower, Nariman Point,
Mumbai – 400021

**Sub: Disclosure under Regulation 52(4) of the Securities and Exchange Board of India
(Listing Obligations and Disclosure Requirements) Regulations, 2015**

Dear Sir,

Pursuant to Regulation 52(4) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI Listing Regulations”), please find below the following details:

Sr. No.	Particulars	Details
1.	Credit Rating and change in Credit Rating (if any)	CARE BB+
2.	Asset cover available	Adequate
3.	Debt-equity ratio	(27.39)
4.	Previous due date for the payment of interest of non convertible debt securities and whether the same has been paid or not	30.09.2018 paid on 29.09.2018
5.	Next due date for the payment of interest and the redemption amount of non convertible debt securities	31.12.2018
6.	Debt service coverage ratio	0.95
7.	Interest service coverage ratio	0.95
8.	Outstanding redeemable preference shares (quantity and value)	N.A.
9.	Capital redemption reserve/debenture redemption reserve	0
10.	Net Worth	Rs. (2557.32) lakhs
11.	Net Profit after Tax	Rs. (272.87) lakhs
12.	Earnings Per Share	Rs. (303.19)

Kindly take the same on record.

For & on behalf of
Ecstasy Realty Private Limited

Pulin Bole
Director
(DIN: 02138143)

ECSTASY REALTY PRIVATE LIMITED
CIN : U65990MH1992PTC064890

Regd. Office : Solitaire, 2nd Floor, 80 S. V. Road, Santacruz (W), Mumbai - 400054.
Tel : +91 (22) 26483884 E-Mail : info@raiaskaran.com

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

REVIEW REPORT

To,

The Board of Directors

Ecstasy Realty Private Limited,

Mumbai.

1. We have reviewed the accompanying statement of unaudited financial results of Ecstasy Realty Private Limited ("the Company") for the half year ended September 30, 2018 and unaudited Balance Sheet as at September 30, 2018 ("the Statement"), which are included in the accompanying statement of unaudited financial results. 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. This Statement is the responsibility of the Company's Management and has been approved by the Board of Directors. This statement has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" (Ind AS 34) prescribed under section 133 of the Companies Act, 2013 read with the relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to issue a report on the Statement of unaudited financial results based on our review.
2. We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Information performed by the Independent Auditor of the Entity" 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 Statement is free of material misstatements. A review is limited primarily to inquiries of Company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and, accordingly, we do not express an audit opinion.
3. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the aforesaid Indian Accounting Standards as specified under section 133 of the Companies



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

Act, 2013, read with rule 7 of the Companies (Accounts) Rules, 2014 and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with circular No. CIR/IMD/DF1/69/2016 dated August 10, 2016 including the manner in which it is to be disclosed, or that it contains any material misstatement.

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 September 30, 2017.

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

Rinku Ghatalia

Rinku Ghatalia
Partner
M. No. 133762



Mumbai, Dated: - November 14, 2018

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@raiaskaran.com

STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE HALF YEAR ENDED SEPTEMBER 30, 2018

(Rs. in Lacs)

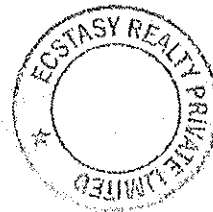
Sr. No.	Particulars	Half Year Ended		Year Ended
		30.09.2018 (Unaudited)	30.09.2017 (Unaudited)	31.03.2018 (Audited)
I	Revenue from Operations	908.20	473.73	2,517.77
II	Other income:	142.25	251.23	356.41
III	Total Income (I + II)	1,050.45	724.97	2,874.18
IV	Expenses:			
	a) Cost of flats sold	1,251.59	1,122.77	3,331.68
	b) Finance Cost	1.65	30.48	38.02
	c) Depreciation and amortisation expense	15.45	22.85	45.31
	d) Other expenses	59.83	35.38	363.77
	Total Expenses (IV)	1,328.52	1,211.48	3,778.78
V	Profit/(Loss) before tax (III - IV)	(278.07)	(486.52)	(904.60)
VI	Tax Expense			
	Current	-	-	-
	Short / Excess Provision of earlier years	-	0.22	22.02
	Deferred tax (Asset) / Liability	(0.18)	11.63	10.28
VII	Net Profit/(Loss) after tax (V-VI)	(277.89)	(498.38)	(936.90)
VIII	Other Comprehensive Income			
	a) Items that will not be reclassified to profit & loss	(0.87)	(0.36)	(0.71)
	- Tax expenses thereon	-	-	-
IX	Total Comprehensive Income after tax (VII + VIII)	(278.76)	(498.72)	(937.61)
X	Paid-up equity share capital (Face value of Rs.10/- each)	90.00	90.00	90.00
XI	Other Equity			(2,373.58)
XII	Earnings per share (of Rs.100/- each) - Not annualised :			
	Basic & Diluted	(308.77)	(553.74)	(1,041.00)
	Net Worth	(2,562.34)	(1,844.68)	(2,283.58)
	Debenture Redemption reserve	-	-	-
	Debt-service coverage ratio (DSCR) (no. of times) #	0.95	0.10	0.15
	Interest-service coverage ratio (ISCR) (no. of times) ##	0.95	0.88	0.87
	Debt equity ratio (no. of times) ###	(27.33)	(25.21)	(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

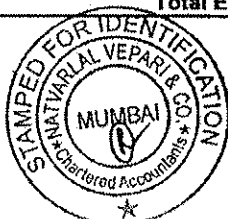
Note: Gross Interest includes Interest taken to Inventory Cost.

Debt / Equity Ratio = Total debt / Net worth



STATEMENT OF ASSETS AND LIABILITIES AS AT SEPTEMBER 30, 2018

Particulars	(Rs in Lacs)	
	30.09.2018 (Unaudited)	31.03.2018 (Audited)
ASSETS		
(1) Non-current assets		
(a) Property, Plant and Equipment	86.63	102.08
(b) Financial Assets		
(i) Investments	8,465.94	8,465.94
(ii) Loans	383.60	362.90
(iii) Others	16.77	16.29
(c) Deferred Tax assets	42.45	42.28
(d) Other non-current assets	4,283.61	4,449.54
	13,289.00	13,439.02
(2) Current assets		
(a) Inventories	52,986.67	47,930.87
(b) Financial Assets		
(i) Cash and cash equivalents	54.59	439.50
(ii) Bank Balance other than (i) above	2,340.46	4,525.44
(iii) Loans	50.00	50.00
(iv) Others	2,463.44	2,044.19
(c) Other current assets	1,570.08	1,477.12
	59,465.24	56,467.11
Total Assets	72,754.24	69,906.14
EQUITY AND LIABILITIES		
Equity		
(a) Equity Share Capital	90.00	90.00
(b) Other Equity	(2,652.34)	(2,373.58)
	(2,562.34)	(2,283.58)
Liabilities		
(1) Non-current liabilities		
(a) Financial Liabilities		
(i) Borrowings	61,893.72	61,407.13
(ii) Other financial liabilities	-	-
(b) Provisions	14.81	13.58
	61,908.53	61,420.71
(2) Current liabilities		
(a) Financial Liabilities		
(i) Borrowings	8,129.50	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	957.22	763.12
(iii) Other financial liabilities	924.08	602.43
(b) Other current liabilities	3,385.94	4,306.06
(c) Provisions	5.15	3.51
(d) Current Tax Liabilities (Net)	6.16	3.88
	13,408.05	10,769.01
Total Equity and Liabilities	72,754.24	69,906.14

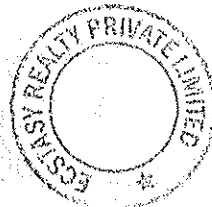


Notes:

- 1 The above unaudited financial results were approved and taken on record by the Board of Directors in their meeting held on November 14, 2018.
- 2 The statutory auditors have carried out a limited review of the financial results only for the half year ended September 30, 2018. The INDAs compliant financial results of the corresponding half year ended September 30, 2017 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 September 30, 2017 under INDAs 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.
- 3 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) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016.
- 4 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.
- 5 The credit rating of the Company's debentures is CARE BB+
- 6 During the half year under report, the Company has paid before the due date i.e. September 30, 2018, the interest due on non-convertible debentures issued. The next part of interest payment is due on December 31, 2018. The asset coverage in case of non-convertible debt securities is adequate.
- 7 The Company has only one reportable segment viz. 'Real Estate Developers'.
- 8 Figures for the previous period have been regrouped / re-classified to conform to the figures of the current period.



Place : Mumbai,
Date : November 14, 2018



By Order of the Board

Pranav Bajaj
Director
(DIN: 08207764)