

14th November 2018

To,
The Dept. of Corporate Services (CRD)
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400 001
Email: corp.relations@bseindia.com

Company Name: APG Premium Homes Private Limited
Security code: 953095 and Security ID: 20APGPH25

Dear Sir/Madam,

Sub: Submission of Unaudited Financial Results for the half year ended on 30th September 2018 pursuant to clause 52 (1) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

With reference to captioned subject, we wish to inform you that the Board of Directors has approved Audited financial results of the Company for the half-year ended 30th September 2018 along with Limited Review Report.

Accordingly, we hereby enclose following documents:

1. A copy of Unaudited financial results of the Company for the half-year ended 30th September 2018;
2. Limited Review Report on the financial results of the Company, issued by Statutory Auditors;
3. Declaration pursuant to Regulation 52(3) of the Listing Regulations regarding Audit Reports with unmodified opinion for the financial results of the Company for the half-year ended 30th September 2018; and
4. Statement pursuant to Regulation 52(7) of the Listing Regulations

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Further, disclosures pursuant to Regulation 52(4) of the Listing Regulations and the Certificate from Debenture Trustee as required under regulation 52(5) of the Listing Regulations certifying that they have taken note of the disclosures made by the company and publication of financial results as per Regulation 52(8) of the Listing Regulations shall be provided shortly.

Request you to kindly take the above on your records.

For APG PREMIUM HOMES PRIVATE LIMITED

A handwritten signature in blue ink, appearing to be "ANANDEEPSINGH", written over the printed name.

ANANDEEPSINGH KULDEEPSINGH CHADHA

Director

DIN: 07426020

Place: Bangalore

APG Premium Homes Private Limited
CIN:U45205KA2015PTC081534

Reg office: 2/1, Embassy Icon Annexe, Second Floor, Infantry Road, Bangalore - 560001

Statement of Standalone Unaudited Results for the Half year ended September 30, 2018

(Rs. in 000's)

Sr. No.	Particulars	For the Six months ended		Year to end date		Previous year ended	
		30.09.2018	30.09.2017	30.09.2018	31.03.2018	(Unaudited)	(Audited)
		(Unaudited)	(Audited)	(Unaudited)	(Unaudited)	(Audited)	(Audited)
1	Income	-	-	-	-	-	-
	(a) Revenue from operations	-	-	-	-	-	-
	Total Income	-	-	-	-	-	-
2	Expenses	-	-	-	-	-	-
	(a) Cost of materials consumed	-	-	-	-	-	-
	(b) Purchases of stock-in-trade	-	-	-	-	-	-
	(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	(47,128.77)	-	(47,128.77)	-	-	-
	(d) Employee benefits expense	-	-	-	-	-	-
	(e) Depreciation and amortisation expense	-	-	-	-	-	-
	(f) Other expenses	-	-	-	-	-	-
	i) Professional Charges	545.97	0.19	545.97	-	-	-
	ii) Advertisement & Publicity	23.65	-	23.65	-	-	-
	iii) Auditors Remuneration	50.00	-	50.00	-	-	-
	iv) Others	2.03	0.99	2.03	-	-	-
	Total expenses	(46,507.12)	1.18	(46,507.12)	-	-	-
3	Profit/(Loss) from operations before other Income, Interest & exceptional items (1 - 2)	46,507.12	(1.18)	46,507.12	-	-	-
4	Other Income	-	-	-	-	-	42.55
5	Profit / (Loss) from ordinary activities before finance costs and exceptional items (3+4)	46,507.12	(1.18)	46,507.12	-	-	42.55
6	Finance costs	47,129.221	0.00	47,129.22	-	-	-
7	Profit / (Loss) from ordinary activities after finance costs but before exceptional items (5 - 6)	(622.10)	(1.18)	(622.10)	-	-	42.55
8	Exceptional Items	-	-	-	-	-	-
9	Profit from Ordinary Activities before tax (7+8)	(622.10)	(1.18)	(622.10)	-	-	42.55
10	Tax Expenses	-	-	-	-	-	-
11	Net Profit from Ordinary Activities after tax (9-10)	(622.10)	(1.18)	(622.10)	-	-	42.55
12	Extraordinary items (net of tax expenses)	-	-	-	-	-	-
13	Net Profit/(Loss) after taxes, minority interest and share of profit/(loss) of associates (11-12)	(622.10)	(1.18)	(622.10)	-	-	42.55
14	Paid up Equity Share Capital (Face Value Rs.10/- Per Share)	100.00	100.00	100.00	100.00	100.00	100.00
15	Reserve excluding revaluation reserve as per balance sheet of previous accounting year	(7,710.01)	(5,754.73)	(7,710.01)	(7,710.01)	(7,710.01)	(5,636.15)
16	Earnings per share (before extraordinary items) (of Rs.10/- each) (not annualised):	-	-	-	-	-	-
	a) Basic	(62.21)	(11.76)	(62.21)	(62.21)	(62.21)	(207.39)
	b) Diluted	(62.21)	(11.76)	(62.21)	(62.21)	(62.21)	(207.39)
17	Debt Equity Ratio	(64.74)	(83.13)	(64.74)	(61.76)	(61.76)	(61.76)
18	Debt Service Coverage ratio (DSCR)	0.99	(0.0025)	0.99	(102.24)	(102.24)	(102.24)
19	Interest Service Coverage ratio (ISCR)	0.99	(0.0025)	0.99	(102.24)	(102.24)	(102.24)

Notes

- The above financial results have been reviewed and approved by the Board of Directors at their meeting held on 14th November 2018. The statutory auditors have conducted audit of the financial results for the half year ended 30th September 2018, as required under Regulation 52 of the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations, 2015 as modified by Circular No. CIR/IMD/DF1/69/2016 dated 10 August 2016, to the extent applicable and have issued an unqualified review report.
- The above financial results of the Company have been reviewed by the statutory auditors of the Company.
- The Company has only one reportable segment and hence Accounting Standard Ind AS-108 "Operating Segments" issued by Institute of Chartered Accountants of India (ICAI) is not applicable.
- The company has applied for waiver of interest on debentures only till 31 March 2018. Hence the interest for the reporting period is considered and duly capitalised.
- In accordance with Section 71(4) of Companies Act, 2013 read with Clause 18(7)(a) of the Companies (Share Capital and Debentures) Rules, 2014, the Company is required to create a debenture redemption reserve to which adequate amounts shall be credited out of profits every year until such debentures are redeemed. However, as the Company has incurred a loss for the period ended 30th September 2018, no amount has been transferred to debenture redemption reserve.
- Asset cover available: 111.64%
- Credit Rating [ICRA] BB-(S0)
- Networth as on 30 September 2018 is Rs. (82.32) lakhs
- Previous due date for payment of interest were on 1st May 2018. The company has adhered to the terms of Agreement with Debenture holders and duly paid the interest.
- Next due date for payment of interest 1st Nov 2018
- Figures have been regrouped/rearranged wherever necessary.

For and on behalf of the Board


Somasundaram Thirupathi
Director
DIN:07016259



APG Premium Homes Private Limited

CIN:U45205KA2015PTC081534

Reg office: 2/1, Embassy Icon Annexe, Second Floor, Infantry Road, Bangalore - 560001

Balance Sheet as at September 30, 2018

(Rs. In 000's)

	Particulars	Amount as at 30.09.2018 (Unaudited)	Amount as at 31.03.2018 (Audited)
	ASSETS		
(1)	Non-current assets		
(a)	Financial Assets		
(i)	Loans		
(b)	Other Non Current Assets	3,90,116.08	3,90,116.08
(c)	Deferred Tax Asset		
	Total Non current Assets	3,90,116.08	3,90,116.08
(2)	Current assets		
(a)	Inventories	1,54,006.85	1,06,878.08
(b)	Financial Assets		
(i)	Cash and bank balances	46.55	103.83
(ii)	Trade Receivable		
(iii)	Loans and advances		
(c)	Other Current Assets	35.00	89.48
	Total Current Assets	1,54,088.40	1,07,071.39
	Total Assets	5,44,204.47	4,97,187.47
	EQUITY AND LIABILITIES		
(1)	EQUITY		
(a)	Equity and share capital	100.00	100.00
(b)	Other equity	(8,332.11)	(7,710.01)
	Total Equity	(8,232.11)	(7,610.01)
(2)	Non Current liabilities		
(a)	Financial liabilities		
(i)	Borrowings	4,70,000.00	4,70,000.00
(ii)	Other Financial liabilities	62,920.04	21,941.28
(3)	Current liabilities		
(a)	Financial liabilities		
(i)	Other Financial liabilities	18,434.65	11,821.75
(b)	Other Current Liabilities	1,081.89	1,034.45
	Total Current Liabilities	5,52,436.58	5,04,797.48
	Total Shareholders' Equity and Liabilities	5,44,204.47	4,97,187.47



LIMITED REVIEW REPORT

**Review Report to,
The Board of Directors
APG Premium Homes Private Limited**

We have reviewed the accompanying statement of unaudited financial results of **APG Premium Homes Private Limited ('the Company')** for the half-year ended 30th September 2018. This statement is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to issue a report on these financial statements based on our review.

We conducted our review in accordance with the Standard on Review Engagement (SRE) 2400, *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 applicable accounting standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Guru & Jana
Chartered Accountants
Firm Reg Number: 006826S



Heena Kausar

Partner
Membership No.:219971

Place: Bangalore
Date: 14th November 2018

14th November 2018

To,
Dept. of Corporate Services (CRD)
BSE Limited,
P J Tower, Dalal Street,
Mumbai- 400 001
Email: corp.relations@bseindia.com

Company Name: APG Premium Homes Private Limited
Security code: 953095 and Security ID: 20APGPH25

Dear Sir/Madam,

Sub: Declaration under Regulation 52(3) of the SEBI (Listing Obligation and Disclosure Requirement) Regulation, 2015 for the Half Year ended 30th September 2018.

This is with reference to Regulation 52(3) (d) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with the notification no. SEBI/ LAD-NRO/GN/2016-17/001 dated 25th May, 2016 issued by SEBI and the circular no. CIR/CFD/CMD/56/2016 dated 27th May, 2016 issued by SEBI relating to the audit reports on financial statements for the Half year ended September 30, 2018.

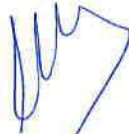
In this regard, we hereby declare that the Limited Review Reports issued by M/s Guru & Jana, Chartered Accountants (Firm Registration No. 006826S) Statutory Auditors of the Company on the Unaudited Financial Statements of the Company for the Half Year ended September 30, 2018 are with unmodified opinion.

Request you to kindly take the above on your records.

Thanking you

Yours faithfully

For APG Premium Homes Private Limited



ANANDEEPSINGH KULDEEPSINGH CHADHA
Director
DIN: 07426020

CERTIFICATE

We, Guru & Jana, Chartered Accountants have reviewed the financials of **APG Premium Homes Private Limited** (' the company '). Based on our review of the unaudited financials as on 30th September 2018, We hereby certify that the company is maintaining 100% Asset coverage ratio.

The company has outstanding debentures (Unsecured, Non-convertible, Redeemable) amounting to ₹ 47,00,00,000 (500 debentures of a face value of Rs. 10,00,000 each, in respect of each of which Rs. 9,40,000 has been called up and paid up).

We have not conducted any audit of the data mentioned in this certificate and the certificate is issued based as per the unaudited books of account provided to us. For issuing the certificate, we have also relied on the information and explanation provided from the Management of the Company.

This certificate is issued based on the documents reviewed and information provided by the management of the company.

1. Asset Coverage Ratio for Non-Convertible Debentures for the half- year ended 30th September 2018:

= ((Total Assets – Intangible Assets) – (Current Liabilities & Short-term Debt)) / Total Debt Obligations

Total Assets = ₹ 54,42,04,472 ;

Intangible Assets = ₹ Nil ;

Current Liabilities and Short term Debts = ₹ 1,95,16,538 ;

Net Assets = Total Assets – Intangible Assets – Current Liabilities & Short-term Debt
= ₹ 52,46,87,934

Principal Outstanding to Debenture holders = ₹ 47,00,00,000

Assets Cover Ratio = ₹ 52,46,87,934 / ₹ 47,00,00,000 = 111.64%

2. Security Cover for the half-year ended 30th September 2018:

As the Non-Convertible Debentures are Unsecured, there is no security cover against the said securities.

Security Cover = Nil (As Unsecured)

3. Debt Equity Ratio for the half-year ended 30th September 2018:

= Total Debt/ Share Holders Equity

Total Debt = 53,29,20,040;

Shareholders equity = (82,32,106);

Debt Equity Ratio = 53,29,20,040 / (82,32,106) = (6473.68)%



4. Debt Service Coverage Ratio for the half-year ended 30th September 2018:

= Earnings Before Interest & Tax / (Interest Expenses + Principal Payments)

Earnings before interest and tax = 4,65,05,122

Interest expense = 4,71,29,221;

Principal repayments = Nil

Debt Service Coverage Ratio = 4,65,05,122 / 4,71,29,221 = 98.68%

5. Interest Service Coverage Ratio for the half-year ended 30th September 2018:

= Earnings Before Interest & Tax / Interest Expenses

Earnings before interest and tax = 4,65,05,122

Interest expense = 4,71,29,221;

Interest Service Coverage Ratio = 4,65,05,122 / 4,71,29,221 = 98.68%

This Certificate is issued based on request of the Company for submitting to Debenture Trustee only.

Since the procedures performed in connection with the said certification do not constitute either an audit or a review made in accordance with the generally accepted auditing standards in India accordingly we do not express any opinion.

In giving this certification, we do not accept or assume responsibility for any other purpose or to any other person to whom this is shown or in whose hands it may come unless expressly agreed by us in writing.

We have relied on the information and explanation provided to us by Management of the Company.

For Guru & Jana

Chartered Accountants

Firm Reg No: 006826S



Heena Kauser A.P.

Partner

Membership No : 219971

Place: Bangalore

Date: 14th November 2018