

Date: 10th May, 2018

To

**The General Manager
BSE Limited
P.J. Tower, Dalal Street
Mumbai-400001**

Ref: **K World Estate Private Limited NCDs bearing Script Code. 954662 and ISIN No. INE261V07013**

Sub: Unaudited Financial Results for the half year ended 31st March, 2018

Dear Sir,

The Board of Directors in its meeting held today i.e, 10th May, 2018, approved and took on record the un-audited Financial Results of the Company for the Half-year ended 31st March, 2018.

In terms of Regulation 52 of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, we enclose the following:

1. Unaudited Financial Results including Balance Sheet and Statement of Profit and Loss as on date for the half year ended on 31st March, 2018.
2. Limited Review Report on the aforesaid Financial Results.
3. Disclosure of Information under regulation 52(4) of the SEBI (LODR) regulation, 2015
4. Certificate from Debenture Trustee under regulation 52(5) of the SEBI (LODR) Regulation, 2015.

Other routine matters as placed before the meeting were discussed and resolved.

The meeting Commenced at 3:00 P.M and Concluded at 3:30 P.M.

Thanking You,

For K World Estate Private Limited


(Goloka Behari Padhi)

**Company Secretary & DGM (A&F)/Compliance Officer
M.No - FCS7949**



K World Estate Private Limited

Corp. Office : B-97, Sector- 63, Noida, U.P. Pin- 201301, Tel.: 0120-4804747, Fax: 0120-4804748, E-mail: info@kworldgroup.com
Regd. Office : B-2/4, Plot No.-2, Ashok Nagar, DB Gupta Road, Near Faiz Chowk, Karol Bagh, New Delhi- 110005, INDIA
CIN - U70109DL2010PTC206336

K World Estate Private Limited

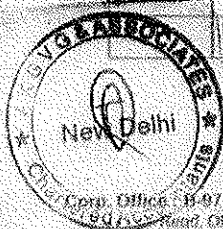
B-2/4, Karol Bagh, Plot no. 2, Ashok Nagar, D.B. Gupta Road, New Delhi 110005

(CIN : U70109DL2010PTC206336)

Statement of Standalone Un-Audited Financial Results for the period ended 31st March 2018

All amounts are in INR Thousand

S.No.	Particulars	Six months ended 31st March 2018	Six months ended 31st March 2017	Year ended 31st March 2018	Previous year ended 31st March 2017
		Unaudited	Audited	Unaudited	Audited
1	Income from Operations				
(a)	Revenue from Operations	93,885.45	442,850.95	335,010.60	751,601.91
(b)	Other income	8,873.11	2,858.44	12,222.39	5,116.60
	Total Income from Operations (net)	102,758.55	445,709.40	347,232.99	756,718.51
2	Profit/loss for the period (before tax, Exceptional and/or extraordinary items)	8,203.99	3,894.43	8,438.55	5,792.40
	Exceptional items		172.00		172.00
	Extraordinary items				
3	Profit/(loss) for the period before tax after (Exceptional and/or extraordinary items)	8,203.99	3,722.44	8,438.55	5,620.40
	Tax Expenses	1,792.79	3,977.59	2,938.53	3,977.59
4	Profit/(loss) for the period after tax (after Exceptional and/or extraordinary items)	6,411.20	(255.16)	5,500.03	1,642.80
5	Total comprehensive income for the period (comprising Profit/(Loss) for the period (after tax) and other Comprehensive Income (after tax))	6,288.40	(438.36)	7,234.42	1,276.80
6	Paid Up equity share capital (Face Value of Rs. 10 each)	10,244.00	10,244.00	10,244.00	10,244.00
7	Reserves (excluding Revaluation Reserves)	82,315.55	74,598.64	82,315.55	74,598.64
8	Net Worth	92,559.55	84,842.64	92,559.55	84,842.64
9	Paid Up Debt Capital/Outstanding Debt	20,210	68,000	20,210	68,000
10	Outstanding Redeemable Preference Shares				
11	Debt Equity Ratio*	5.46	7.93	5.46	7.93
12	Earnings Per Share (of Rs.10 each) (for continuing and discontinued operations)				
	Basic/Rs.	6.14	(0.43)	7.06	1.25
	Diluted/Rs.	6.14	(0.43)	7.06	1.25
13	Capital Redemption Reserve*				
14	Debt Redemption Reserve*	127,500		127,500	
15	Debt Service Coverage Ratio*	0.13	1.23	0.22	1.27
	Interest Service coverage ratio*	1.44	0.96	1.26	1.05



K World Estate Private Limited

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Regd. Office : B-2/4, Plot No. 2, Ashok Nagar, DB Gupta Road, Near Fazl Chowk, Karol Bagh, New Delhi- 110005, INDIA
CIN : U70109DL2010PTC206336



Note:

- a) The above is an extract of the detailed format of Six monthly/annual financial results filed with the Stock Exchanges under Regulation 52 of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015. The full format of the Six monthly/annual financial results are available on the websites of the Stock Exchange(s) and the listed entity (www.kwgroup.in).
- b) For the items referred in sub-clauses (a), (b), (d) and (e) of the Regulation 52 (4) of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015, the pertinent disclosures have been made to the Stock Exchange(s) (BSE) and can be accessed on the URL (www.listing.bseindia.com).
- c) The impact on net profit / loss, total comprehensive income or any other relevant financial item(s) due to change(s) in accounting policies shall be disclosed by means of a footnote.
- d) # - Exceptional and/or Extraordinary items adjusted in the Statement of Profit and Loss in accordance with Ind AS Rules / AS Rules, whichever is applicable.
- e) * - The pertinent items need to be disclosed if the said disclosure is required as per Regulation 52 (4) of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015.
- f) The statement has been prepared in accordance with 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. Beginning April 1, 2017, the Company has for the first time adopted Ind AS with a transition date of April 1, 2016.
- g) The Company has only a single reportable primary business segment viz. Real Estate Construction and development. Therefore, no further disclosure is required to be made as per Ind AS 106 "Operating Segments".
- h) Formula used for the computation of ratios:
- i) Debt Equity Ratio = Debt / Equity and reserves (Debt comprises of Long term/short term borrowings, whether secured or not)
 - ii) Debt service coverage ratio = Profit after tax, before interest and depreciation / Debt repaid during the period plus interest cost for the period
 - iii) Interest service coverage ratio = Profit before interest and Tax / Interest expense during the period
 - iv) Paid up Debt Capital / Outstanding Debt in Point no.(9) represents Debt Payable on Balance sheet date as per Ind AS
- i) As required under clause 52(7) of the SEBI (Listing Obligation & Disclosure Requirements) Regulations 2015, there is no deviation in the use of proceeds of issue of debt securities compared to the object state in the offer document.
- j) The rating accorded by the rating agency for the Debenture of the Company is CARE BB+
- k) No Complaints from debenture holders were pending as on date.
- l) Previous period/year figures have been regrouped/reclassified where ever necessary to confirm to the current period presentation.

For and on behalf of the Board of Directors of
K World Estate Private Limited

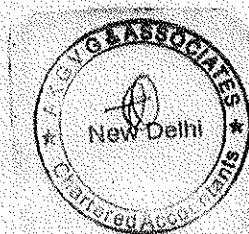
Savita Kesarwani
Director
DIN: 02221455

Pankaj Kumar Jain
Managing Director
DIN: S217677

M.S. PRASAD
CFO

G.B. PADHI
Company Secretary

Date: 10th May, 2018
Place: Noida



Tushar Waf
Mau: 53355D

K World Estate Private Limited

Corp. Office : B-37, Sector- 53, Noida, U.P. Pin- 201301, Tel.: 0120-4804747, Fax: 0120-4804748, E-mail: info@kworldgroup.com
Regd. Office : B-24, Plot No. 2, Ashok Nagar, Old Gurgaon Road, Near Park Chowk, Karol Bagh, New Delhi- 110005, INDIA
CIN : U70109DL2010PTC298336



K World Estate Private Limited
B-2/4, Karol Bagh, Plot no. 2, Ashok Nagar, D.B. Gupta Road, New Delhi 110005
(CIN : U70109DL2010PTC206336)
Unaudited Stand alone Balance Sheet as at March 31, 2018

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Particulars	Notes	Year Ended			for touch
		Stand alone			
		Un-Audited			
		31.03.2018			
			Adj.	Amount in INR	
Assets	-				
Non-current assets					
a) Property, plant and equipment	1	21,811,300		21,811,300	
b) Capital work-in-progress		-		-	
b) Intangible assets	1a	38,898		38,898	
d) Intangible assets under development		-		-	
e) Financial Assets		-		-	
- Investments	2	140,390,500		140,390,500	
- Trade Receivable		-		-	
- Loans	3	20,188,780		20,188,780	
- Other financial assets		-		-	
f) Deferred tax assets (net)		3,265,662		3,265,662	
g) Other non-current assets	4	310,428,430		310,428,430	
		496,123,570	-	496,123,570	
Current assets					
a) Inventories		-		-	
a) Financial Assets		-		-	
- Investments		-		-	
- Trade receivables		-		-	
Cash and Bank Balance	5	95,510,585		95,510,585	
- Loans & advances	6	82,849,906		82,849,906	
- Other financial assets		-		-	
b) Other current assets	7	2,280,997		2,280,997	
d) Asset held for sale		-		-	
		180,641,488	-	180,641,488	
Total assets		676,765,058		676,765,058	
Equity and liabilities					
Equity					
Equity share capital	8	10,244,000		10,244,000	
Other equity	9	82,315,549		82,315,549	
		92,559,549	-	92,559,549	
Non-current liabilities					
Financial liabilities					
- Borrowings	10	498,977,791		498,977,791	
-Trade payables		-		-	
-Other financial liabilities		-		-	
Provisions	11	1,749,166		1,749,166	
Deferred tax liabilities (net)		-		-	
Other non-current liabilities	11a	-		-	
		500,726,957	-	500,726,957	
Current liabilities					
Financial liabilities					
- Borrowings	12	-		-	
- Trade payables	13	42,539,609		42,539,609	
- Other financial liabilities		-		-	
Other current liabilities	14	40,821,906		40,821,906	
Provisions	15	117,037		117,037	
Current tax liabilities (net)		-		-	
		83,478,552	-	83,478,552	
Total equity and liabilities		676,765,058		676,765,058	

For AKGVG & Associates
Firm Registration Number:018598N
Chartered Accountants

Tushar Goel
Partner
M.No-
Date: 10th May, 2018
Place: Noida

Savita Kesarwani
Director
DIN: 02237455

M. S. PRASAD
CFO

For and on behalf of the Board of Directors of
K World Estate Private Limited

Pankaj Kumar Jain
Managing Director
DIN :-05217677

G.B. PADHI
Company Secretary

K World Estate Private Limited

Corp. Office : B-97, Sector-63, Noida, U.P. Pin- 201301, Tel.: 0120-4804747, Fax: 0120-4804748, E-mail: info@kworldgroup.com
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CIN - U70109DL2010PTC206336



K World Estate Private Limited
B-2/4, Karol Bagh, Plot no. 2, Ashok Nagar, D.B. Gupta Road, New Delhi 110005
(CIN : U70109DL2010PTC206336)
Unaudited Stand alone Statement of Profit & Loss for 6 Month ended March 31, 2018

S.No.	Particulars	Notes	Year Ended Stand alone Unaudited 31.03.2018 IND AS	Half Year Ended Stand alone Un-Audited 30.09.2017 IND AS	Half Year Ended Stand alone Un-Audited 31.03.2018 IND AS
1	Income from Operations				
	a) Revenue from Operations	17	335,010,601	241,125,154	93,885,447
	b) Other Income	18	12,222,189	3,349,084	8,873,105
	Total Income		347,232,790	244,474,239	102,758,552
2	Expenses				
	Cost of Construction	19	217,953,475	176,606,459	41,347,016
	Depreciation and amortization expense	20	5,573,637	3,068,768	2,504,869
	Employee benefits expenses	21	17,045,513	14,140,990	2,904,523
	Other expenses	22	65,607,679	32,302,453	33,305,226
	Finance costs	23	32,613,932	18,121,008	14,492,925
	Total expenses		338,794,237	244,239,678	94,554,559
3	Profit before exceptional items and tax (1-2)		8,438,554	234,561	8,203,993
4	Exceptional items (net)			-	-
5	Profit before tax		8,438,554	234,561	8,203,993
6	Tax Expenses				
	a) Current Tax		2,618,084	(649,354)	3,267,438
	b) adjustment of tax related to earlier period		449,187	-	449,187
	c) Deferred Tax		(128,745)	1,795,090	(1,923,835)
7	Net Profit for the period		5,500,028	(911,175)	6,411,203
8	Other comprehensive income(OCI)				
	a) Items that will not be reclassified to profit and loss				
	Remeasurements gains/(losses) of the defined benefit obligation		2,394,000	2,687,699	(293,699)
	b) Income tax relating to items that will not be reclassified to profit and loss			(830,499)	830,499
	-Income tax on remeasurements of (gains)/losses of the defined benefit obligation		(659,607)	-	(659,607)
	Total Other comprehensive income/(Loss)		1,734,393	1,857,200	(122,807)
9	Total comprehensive income for the period / year (7+8)		7,234,421	946,025	6,288,396
10	Paid-up equity share capital		1,024,400	1,024,400	1,024,400
11	Other equity				
	Earning Per Equity Shares(Face value of Rs. 10/- per Share) (not Annusalsied)				
12	Basic (in Rs.)		7	1	6
	Diluted (in Rs.)		7	1	6

For AKGVG & Associates
Firm Registration Number:018598N
Chartered Accountants

Tushar Goel
Partner
M.No-

Date: 10th May, 2018
Place: Noida

For and on behalf of the Board of
K World Estate Private Limited

Savita Kesarwani
Director
DIN: 02237455

M. S. PRASAD
CFO

Pankaj Kumar Jain
Managing Director
DIN :-05217677

G.B. PADHI
Company Secretary



AKGVG & ASSOCIATES

CHARTERED ACCOUNTANTS

Limited Review Report

Review Report to:

K World Estate Private Limited

B-2/4, Karol Bagh, Plot no. 2,
Ashok Nagar, D.B. Gupta Road,
New Delhi 110005

We have reviewed the accompanying statement of unaudited financial results of K World Estate Private Limited for the period ended 31st March 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 52 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 AKGVG & Associates

Chartered Accountants

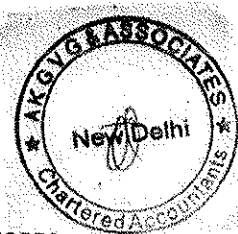
Tushar Goel
(Tushar Goel)

Partner

Membership Number: 533550

Place of signature: New Delhi

Date: 10th May, 2018



Ref./ITSL/OPR/18-19

May 10, 2018

The Company Secretary

K World Estate Pvt. Ltd.

B-2/4, Karol Bagh,

Plot no. 2, Ashok Nagar, D.B. Gupta Road,

New Delhi-110005

Subject: Certificate u/r 52(5) of SEBI (Listing Obligations & Disclosures Requirements) Regulations, 2015, for Debenture issued by K World Estate Pvt. Ltd.

Dear Sir,

We are acting as Debenture Trustee for the Secured, Redeemable Non-Convertible Debentures issued by K World Estate Pvt. Ltd, ("The Company").

In terms of the provisions of Regulation 52(5) of SEBI (Listing Obligations & Disclosures Requirements) Regulations, 2015, (Regulations), we inform you that we have received the disclosures made by the Company in the letter enclosed hereto, under Regulation 52(4) for the Year ended March 31, 2018.

Thanking you.

Yours faithfully,

For IDBI Trusteeship Services Limited



AUTHORISED SIGNATORY

Encl: As above.

Date: 10th May, 2018

To
The General Manager
BSE Limited
P.J. Tower, Dalal Street
Mumbai-400001

Dear Sir/ Madam

Sub: K World Estate Private Limited NCDs bearing ISIN No. INE261V07013

Ref: Intimation under Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

We are pleased to disclose following line items along with annual audited financial results in pursuance to the requirements of clause 52(4) of the SEBI (LODR) Regulation, 2015 with reference to the NCDs issued by the Company and mentioned in the captioned subject:

S. No.	Particulars	Sub Clauses of Regulation 52(4) of SEBI (LODR) Regulations, 2015	Status as per unaudited Half-yearly Financial results for the Half-year ended on 31 st March, 2018
1.	Credit Rating	52 (4) (a)	CARE BB+
2.	Asset Cover Available	52 (4) (b)	100%
3.	Debt Equity Ratio	52 (4) (c)	5.46
4.	Debt Service Coverage Ratio	52 (4) (f)	0.13
5.	Interest Service Coverage Ratio	52 (4) (g)	1.44
6.	Outstanding Redeemable Preference Shares	52 (4) (h)	Nil
7.	Debenture Redemption Reserve (DRR)	52 (4) (i)	Rs. 12,75,00,000.00
8.	Net Worth	52 (4) (j)	Rs. 9,25,59,549.00
9.	Net Profit After Tax	52 (4) (k)	Rs. 64,11,203.00
10.	Earnings per Share	52 (4) (l)	6.14

REGULATION 52 (4) (d) SEBI (LODR) REGULATIONS, 2015

Previous Due date for the payment of Interest/ Principal for Non-Convertible Debentures and whether the same has been paid or not for the half year ended on March 31, 2018

S.No	Details of Non Convertible Debenture	Interest/Principal	Due Date of Payment	Net Amount (in Rs.)
1.	ISIN No. INE261V07013	Quarterly Interest @	31.03.2018 31.12.2017	1,51,12,603.00 2,28,55,068.00
2.	ISIN No. INE261V07013	Principal \$	28.04.2018	17,36,07,890.00

The payment of Interest for the aforesaid Non Convertible Debenture was made on the due dates.

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\$ Principal was not due for redemption/ payment during the half-yearly ended 31st March, 2018. However, the Company had early and partially redeemed its 17 (Seventeen) Nos of NCDs out of Total 68 NCDs of Rs. 1.00 Crore each on 28th April, 2018 after duly complied with necessary formalities of National Securities Depository System (NSDL), Depository Participant and Registrar and Share Transfer Agent (RTA) and also intimated the same to Debenture Trustee and Bombay Stock Exchange Ltd. (BSE).

REGULATION 52 (4) (e) SEBI (LODR) REGULATIONS, 2015

Next Due date for the payment of Interest/ Principal for Non-Convertible Debentures and whether the same will be paid or not for the Quarterly ended on June 30, 2018.

S.No	Details of Non Convertible Debenture	Interest/Principal	Due Date of Payment	Amount (in Rs.)
1.	ISIN No. INE261V07013	Interest	30.06.2018	1,97,08,356.00 #
2.	ISIN No. INE261V07013	Principal	N.A	N.A

Tentative Amount of Interest

We wish to inform that this intimation is also being sent to the IDBI Trusteeship Services Limited for NCDs

You are requested to kindly take note of the above and arrange to bring this to the notice of all concerned.

Thanking You,

Yours Truly,

**For and on behalf of
K World Estate Pvt. Ltd.**


(Goloka Behari Padhi)
Company Secretary
M.No - FCS7949

