

K World Estate Private Limited
Reg Off: B-2/4, Plot no. 2, Ashok Nagar, D.B. Gupta Road, Karol Bagh, New Delhi 110005
Corp . Off: B-97, Sector-63, Noida-201301
(CIN : U70109DL2010PTC206336)
Website: www.kwgroup.in, Tel No. 0120-4804747, Email ID: compliance@kwgroup.com
Statement of Standalone Audited Financial Results for the half-year & year ended 31st March 2019
(All amounts are in INR Thousand)

	Particulars	Six months ended 31st March 2019	Six months ended 31st March 2018	Year ended 31st March 2019	Year ended 31st March 2018
		Audited	Audited	Audited	Audited
1	Income from Operations				
(a)	Revenue From Operations (Refer Note h)	6,51,805.11	93,885.45	7,32,505.63	3,35,010.60
(b)	Other income	15,072.01	8,873.11	21,048.66	12,222.19
	Total Income from Operations (net)	6,66,877.12	1,02,758.56	7,53,554.29	3,47,232.79
2	Profit /loss for the period (before tax, Exceptional and/or extraordinary items#)	6,02,981.15	8,172.15	6,05,536.87	8,406.71
	Exceptional items	-	-	-	-
	Extraordinary items	-	-	-	-
3	Profit /(loss) for the period before tax after (Exceptional and/or extraordinary items#)	6,02,981.15	8,172.15	6,05,536.87	8,406.71
	Tax Expenses	2,578.68	1,646.74	3,143.33	2,792.48
4	Profit /(loss) for the period after tax (after Exceptional and/or extraordinary items#)	6,00,402.47	4,703.05	6,02,393.54	5,614.23
5	Total comprehensive income for the period[Comprising Profit/(Loss) for the period (after tax) and other Comprehensive Income (after tax)]	6,00,761.31	6,402.60	6,02,872.80	7,348.62
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	Other Equity (excluding Revaluation Reserves)	(3,22,113.44)	82,429.75	(3,22,113.44)	82,429.75
8	Net Worth	(3,11,869.44)	92,673.75	(3,11,869.44)	92,673.75
9	Paid -Up Debt Capital/Outstanding Debt	11.33	1.36	11.33	1.36
10	Outstanding Redeemable Preference Shares*	-	-	-	-
11	Debt Equity Ratio*	(0.19)	5.46	(0.19)	5.46
12	Earnings Per Share (of Rs.10 each) (for continuing and discontinued operations)				
	Basic/Rs.	586.45	6.25	588.51	7.17
	Diluted/Rs.	586.45	6.25	588.51	7.17
13	Capital Redemption Reserve*	-	-	-	-
14	Debenture Redemption Reserve*	15,000	1,27,500	15,000	1,27,500
15	Debt Service Coverage Ratio*	1.33	0.13	1.33	0.22
16	Interest Service coverage ratio*	47.79	1.45	27.56	1.26

Note:

- The above audited financial results for the half-year and year ended 31st March 2019 were subjected to audited review report by the statutory auditors and reviewed and recommended by the Audit committee at its meeting held on 30th May 2019 and approved by the Board of Directors in the meeting held on same date.
- The above is an extract of the detailed format of six month & yearly financial results filed with stock exchanges under Regulation 52 of the SEBI (Listing Obligations and disclosure requirements) Regulations, 2015. The full format of the six monthly & yearly financial results are available on the websites of the stock exchange(s) and the listed entity. (www.kwgroup.in).

- c For the items referred in sub-clauses (a), (b), (d) and (e) of the regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the pertinent disclosures have been made to the BSE and can be accessed on the URL (www.listing.bseindia.com).
- 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 as per regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, has been disclosed with said Financial results filed with BSE.
- f The statement has been prepared in accordance with Companies (Indian accounting standard) Rules, 2015 (Ind AS) prescribed under section 133.
- 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 108 "operating segments".
- h Ind AS 115 revenue from contracts with customers, mandatory for reporting periods beginning on or after april 1, 2018, replaces existing revenue recognition requirements. The application of Ind AS 115 has impacted the company's accounting for recognition of revenue from real estate projects.
- The company has applied the modified retrospective approach to contracts that were not completed as of april 1, 2018 and has given impact of Ind AS 115 application by debit to retained earnings as at the said date by Rs 100.74 crores pertaining to recognition of revenue based on satisfaction Of performance obligation at a point of time. Accordingly, the figure for the comparative previous period have not been restated and hence the current period figures are not comparable with previous period figures. Due to the application of Ind AS 115 for the six month ended March 31,2019, revenue from operation is higher by Rs 60.41 crores and net profits after tax for the six month ended March 31,2019 is higher by Rs 60.41 crores, than what it would have been if replaced standards were applicable. Similarly, the basic EPS for the six month ended March 31,2019 is higher by Rs 589.85 per share and diluted EPS for the six month ended March 31,2019 is higher by Rs 589.85 per share.
- i Formula used for the computation of ratios:
(i) Debt Equity Ratio= Debt/ Equity and reserves (Debt Comprise 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.
- j As required under clause 52(7) of the SEBI (Listing Obligations & Disclosure Requirements) Regulations 2015 , there is no deviation in the use of proceeds of issue of debt securities compared to the object stated in the offer document.
- k The rating accorded by the rating agency for the Debenture of the Company is CARE BB+.
- l As no Complaints from debenture holders received during the period and hence no complaints were pending as on date.
- m Previous period / year figures have been regrouped / reclassified where ever necessary to confirm to the current period presentation.

For AKGVG & Associates
ICAI Firm Registration No. 018598N
Chartered Accountants

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

Amit Kumar Garg
Partner
M.No. 501729
Place: Delhi

Pankaj Kumar Jain
Managing Director
DIN :-05217677