

EON HADAPSAR
INFRASTRUCTURE PRIVATE LIMITED

Ref: Scrip No. 951636 (ISIN: INE884M07037)

Date: 14th November 2022

To,
BSE Limited
Ground Floor, P. J. Towers,
Dalal Street, Fort,
Mumbai – 400 001

Sub: Submission of Unaudited Financial Results for the quarter and half year ended on 30th September 2022 pursuant to the regulation 52 of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015.

Dear Sir / Madam,

Pursuant to Regulation 52 of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, ("Listing Regulations"), We wish to inform you that the Board of Directors at its meeting held on 14th November 2022 has approved the unaudited Financial Results for the quarter and half year ended on September 30, 2022.

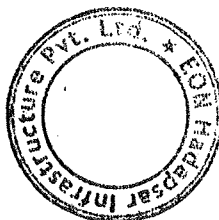
This is to further declare that the auditors have given audit report with unmodified opinion for unaudited financial results for the quarter and half year ended September 30, 2022.

Kindly take this on your record.

Thanking you.

Yours truly,
For EON Hadapsar Infrastructure Private Limited

Pradip Bhatambrekar
Company Secretary



For correspondence Email ID: secretarial@panchshil.com

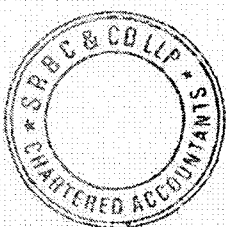
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Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Financial Results of the Company Pursuant to Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

**Review Report to
The Board of Directors
EON HADAPSAR INFRASTRUCTURE PRIVATE LIMITED**

1. We have reviewed the accompanying statement of unaudited financial results of Eon Hadapsar Infrastructure Private Limited (the "Company") for the quarter ended September 30, 2022 and year to date from April 1, 2022 to September 30, 2022 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. The Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Listing Regulations. The Statement has been approved by the Company's Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (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 misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. 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 recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.



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S R B C & CO LLP

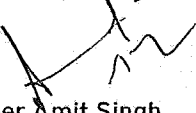
Chartered Accountants

5. The comparative Ind AS financial information of the Company for the corresponding quarters and period ended June 30, 2022 and September 30, 2021, included in these Ind AS financial results, were reviewed by the predecessor auditor and the Ind AS financial statements of the Company for the year ended March 31, 2022, were audited by predecessor auditor who expressed an unmodified conclusion and unmodified opinion on those financial information/statements on August 10, 2022, November 14, 2021 and May 30, 2022 respectively.

For S R B C & CO LLP

Chartered Accountants

ICAI Firm registration number: 324982E/E300003



per Amit Singh

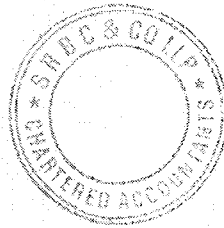
Partner

Membership No.: 408869

UDIN: 22408869BDBFWV3437

Place: Pune

Date: November 14, 2022



EON HADAPSAR INFRASTRUCTURE PRIVATE LIMITED

CIN : U74210PN2004PTC140101

Regd. Office : Tech Park One, Tower 'E', Next To Don Bosco School, Off. Airport Road, Yerwade, Pune 411 006.

STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED SEPTEMBER 30, 2022

(INR. In Lacs)

Sr. No.	Particulars	Current three months ended September 30, 2022	Preceding three months ended June 30, 2022	Corresponding three months ended September 30, 2021	Current six months ended September 30, 2022	Previous Six months ended September 30, 2021	Previous accounting year ended March 31, 2022
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	Income						
a)	Revenue from operations	2,836.99	2,195.56	2,180.93	5,032.55	2,716.37	7,526.35
b)	Other income	644.75	735.90	171.07	1,380.65	339.03	4,071.06
c)	Fair value of debenture through Profit and Loss	-	206.32	-	153.70	-	-
	Total Income (I)	3,481.74	3,137.78	2,352.00	6,566.90	3,055.40	11,597.41
2	Expenses						
a)	Cost of revenue	1,850.62	1,304.85	1,240.55	3,155.47	1,527.35	4,682.47
b)	Employee benefits expense	159.17	159.18	155.67	318.35	311.34	629.82
c)	Other expenses	303.24	288.49	267.54	591.73	505.41	2,114.53
d)	Fair value of debenture through Profit and Loss	52.62	-	516.05	-	964.19	1,137.93
	Total expenses (II)	2,365.65	1,752.52	2,179.81	4,065.55	3,308.29	8,564.75
	Earnings before interest, tax, depreciation and amortisation (EBITDA) (I) - (II)	1,116.09	1,385.26	172.19	2,501.35	(252.89)	3,032.66
3	a) Depreciation expense	50.77	50.14	59.01	100.91	117.54	234.77
b)	Finance costs	514.43	500.30	574.53	1,014.73	1,142.84	2,312.98
		565.20	550.44	633.54	1,115.64	1,260.38	2,547.75
4	Profit/ (Loss) before tax	550.89	834.82	(461.35)	1,385.71	(1,513.27)	484.91
5	Tax expenses						
a)	Current tax	217.91	141.95	-	359.86	-	-
b)	Deferred tax	(60.53)	68.60	(227.71)	8.07	(1,316.17)	143.34
c)	Tax in respect of earlier years	0.47	7.11	-	7.58	-	42.81
6	Total tax expense	157.85	217.66	(227.71)	375.51	(1,316.17)	186.15
7	Profit/(Loss) for the period	393.04	617.16	(233.64)	1,010.20	(197.10)	298.76
	Total Comprehensive income for the period	393.04	617.16	(233.64)	1,010.20	(197.10)	298.76
8	Paid-up equity share capital (Face value of INR. 10/ each)	115.00	115.00	115.00	115.00	115.00	115.00
9	Total debt capital [Refer Note 4 (a)]	7,021.77	8,306.74	14,250.11	7,021.77	14,250.11	10,918.21
10	Reserves excluding revaluation reserves (refer note 9)	-	-	-	-	-	58,867.91
11	Debenture redemption reserve	5,489.05	5,489.05	5,489.05	5,489.05	5,489.05	5,489.05
12	Net worth [Refer Note 4 (b)]	59,993.11	59,600.08	13,987.05	59,993.11	13,987.05	58,982.91
13	Earning per share (not annualised)						
	- Basic	34.18	53.67	(20.32)	87.84	(17.14)	25.98
	- Diluted	6.91	10.86	(20.32)	17.77	(17.14)	25.70
14	Debt equity ratio [Refer Note 4 (c)]	0.52 : 1	0.54 : 1	4.45 : 1	0.52 : 1	4.45 : 1	0.58 : 1
15	Debt service coverage ratio [Refer Note 4 (d)]	0.72 : 1	0.53 : 1	(0.11):1	0.60 : 1	(0.11):1	0.39 : 1
16	Interest service coverage ratio [Refer Note 4 (e)]	8.07 : 1	11.34 : 1	(1.22):1	9.62 : 1	(1.22):1	4.39 : 1
17	Current Ratio[Refer Note 4 (f)]	1.76 : 1	1.72 : 1	1.97 : 1	1.76 : 1	1.97 : 1	1.63 : 1
18	Long term debt to working capital [Refer Note 4 (g)]	0.69 : 1	0.69 : 1	0.85 : 1	0.69 : 1	0.85 : 1	0.71 : 1
19	Bad debt to account receivable ratio[Refer Note 4 (h)]	-	-	-	-	-	-
20	Current liability ratio[Refer Note 4 (i)]	0.65 : 1	0.66 : 1	0.44 : 1	0.65 : 1	0.44 : 1	0.68 : 1
21	Total debt to total assets ratio[Refer Note 4 (j)]	0.26 : 1	0.27 : 1	0.53 : 1	0.26 : 1	0.53 : 1	0.28 : 1
22	Debtor turnover ratio[Refer Note 4 (k)]	3.97 : 1	4.67 : 1	3.15 : 1	5.88 : 1	3.92 : 1	9.99 : 1
23	Inventory turnover ratio[Refer Note 4 (l)]	0.06 : 1	0.04 : 1	0.04 : 1	0.10 : 1	0.05 : 1	0.14 : 1
24	Operating margin (%) [Refer Note 4 (m)]	23.00%	26.00%	30.00%	24.00%	23.00%	8.00%
25	Net profit margin (%) [Refer Note 4 (n)]	11.00%	20.00%	-10.00%	15.00%	-6.00%	3.00%



EON HADAPSAR INFRASTRUCTURE PRIVATE LIMITED

CIN : U74210PN2004PTC140101

Regd. Office : Tech Park One, Tower 'E', Next To Don Bosco School, Off. Airport Road, Yerwada, Pune 411 006.

UNAUDITED STATEMENT OF ASSETS & LIABILITIES

(INR. In Lacs)

Sr. No.	Particulars	As at September 30, 2022	As at March 31, 2022
		Unaudited	Audited
1	ASSETS		
	Non-current assets		
a)	Property, Plant and Equipment	1,388.54	1,489.12
b)	Capital work-in-progress	9.95	9.95
c)	Financial assets		
i)	Loans	44,500.00	44,500.00
ii)	Other financial assets	4,534.78	4,272.31
d)	Income tax assets (net)	204.54	313.17
e)	Non-current assets	2,200.43	2,464.47
		52,838.24	53,049.02
2	Current assets		
a)	Inventories	48,175.60	50,407.16
b)	Financial assets		
i)	Investments	3,204.84	3,981.43
ii)	Trade receivables	1,098.59	611.87
iii)	Cash and cash equivalents	902.54	1,246.05
iv)	Bank balance other than (iii) above	137.64	241.89
v)	Loans	1,033.00	94.00
vi)	Other financial assets	318.67	284.85
c)	Other current assets	1,964.08	1,610.99
		56,834.96	58,478.24
	Total assets	109,673.20	111,527.26
II	EQUITY AND LIABILITIES		
1	Equity		
a)	Equity share capital	115.00	115.00
b)	Other equity	59,878.11	58,867.91
		59,993.11	58,982.91
2	Non-current liabilities		
a)	Financial liabilities		
i)	Borrowings	16,871.46	16,106.41
ii)	Other financial liabilities	10.00	-
b)	Deferred tax liabilities (net)	509.37	501.30
		17,390.83	16,607.71
3	Current liabilities		
a)	Financial liabilities		
i)	Borrowings	11,613.77	14,815.21
ii)	Trade payables		
	(i) total outstanding dues of micro enterprises and small enterprises	56.55	120.98
	(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	809.14	618.24
iii)	Other financial liabilities	2,343.60	2,086.58
b)	Other current liabilities	17,064.21	18,149.34
c)	Current tax liabilities (net)	401.99	146.29
		32,289.26	35,936.64
	Total liabilities and equity	109,673.20	111,527.26



Statement referred to in Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Sr. No.	Particulars	Disclosures
1	The extent and nature of security created and maintained with respect to its secured listed non-convertible debt securities and ; Asset cover available - Debentures bearing scrip number: INE884M07037	The zero coupon non-convertible redeemable debentures of the Company aggregating INR. 7,021.77 lacs as on September 30, 2022 are secured by way of first mortgage/ charge on identified 47 residential units. The asset cover thereof exceeds 100% of principal amount of the said debentures. The asset cover is calculated based on the realisable value of the said identified residential units.

NOTES TO THE FINANCIAL RESULTS:

- The above Financial results have been prepared as per the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 as amended and have been reviewed and approved by the Board of Directors at its meeting held on November 14, 2022.
- During the period, the Company has redeemed 195 "Zero coupon unsecured non convertible redeemable debentures" amounting to INR. 195,000,000, (face value INR. 1,000,000) at a redemption price of INR. 12,33,414/- per debenture, and 47 "Zero coupon unsecured non-convertible redeemable debentures" amounting to Rs. 47,000,000, (face value Rs. 1,000,000) at a redemption price of Rs. 1,238,217/- per debenture, and 63 "Zero coupon unsecured non-convertible redeemable debentures" amounting to Rs. 63,000,000, (face value Rs. 1,000,000) at a redemption price of Rs. 1,199,385/- per debenture.
- The Zero coupon unsecured non-convertible redeemable debentures is due for repayment on January 29, 2023.
- Formula used for computation of ratios:
 - Debt capital represents - "Secured and Unsecured non-convertible debentures listed on BSE excluding other debts".
 - Net worth = (Equity share capital + other equity (including debenture redemption reserve))
 - Debt equity ratio = (Total secured and unsecured long term and short term borrowings including current maturities) / Shareholders' fund, where Shareholders' fund = Equity share capital + reserves and surplus excluding Debenture redemption reserve.
 - Debt service coverage ratio = Earnings before interest and tax / (Interest + Principal repayment during the period excluding bank overdraft).
 - Interest service coverage ratio = Earnings before interest and tax / Interest Expenses (Excluding unwinding interest on preference shares)
 - Current Ratio = Current Assets/ Current Liabilities
 - Long term debt to working capital = long term borrowings/Net working Capital
 - Bad debt to accounts receivable ratio = BadDebts/Average Trade Receivable
 - Current liability ratio = Current liabilities/total liabilities
 - Total debt to total assets ratio = Debt securities issued+subordinate liabilities+other borrowings/Total Assets
 - Debtor turnover ratio = Revenue from operations/Average Trade Receivable
 - Inventory turnover ratio = Revenue from operations/Average Inventory
 - Operating margin (%) = Profit before Depreciation, Finance Cost, (Gain)/Loss on fair valuation, unwinding of security deposit, Tax and Exceptional items (less) other income/revenue from operations
 - Net profit margin (%) = Profit/(loss) after tax/total income
- The Company is engaged in "real estate development" which in the context of Ind AS 108 "Operating Segment" is considered as the only segment. The Company's activity are restricted with in India and hence, no separate geographical segment is required.
- Status of investors complaints (Nos) : Opening Balance as on April 01, 2022 (Nil); Received during the period ended September 30, 2022 (Nil); Disposed off during the period ended September 30, 2022(Nil); Closing balance as on September 30, 2022 (Nil).
- The weighted average number of equity shares outstanding during the period has been considered for calculating the basic and diluted earnings per share in accordance with Ind AS-33 "Earnings per share".
- The terms for payments of interest/repayment of principal will be as per the Debenture Trust Deed dated January 19, 2015.
- Reserves excluding revaluation reserves as per balance sheet of previous accounting year also includes debenture redemption reserves.
- The debentures are considered as unsecured since they are strictly not adhering with certain conditions specified for issuing secured debentures under the Companies (Share Capital and Debentures) Rules, 2014.
- The comparative Ind AS financial information of the Company for the corresponding quarters and period ended June 30, 2022 and September 30, 2021, included in these Ind AS financial results, were reviewed by the predecessor auditor and the Ind AS financial statements of the Company for the year ended March 31, 2022, were audited by predecessor auditor who expressed an unmodified conclusion and unmodified opinion on those financial information/statements on August 10, 2022, November 14, 2021 and May 30, 2022 respectively.
- Figures pertaining to previous period have been regrouped or reclassified, wherever necessary, to conform to the classification adopted in the current period.



For and on behalf of the Board of Directors
of Eon Hadapsar Infrastructure Private Limited


Sagar Chordia
Director
DIN: 00054123


Farogkh Khan
Director
DIN: 01323080

Place : Pune

Date : November 14, 2022

EON HADAPSAR INFRASTRUCTURE PRIVATE LIMITED

CIN : U74210PN2004PTC140101

Regd. Office : Tech Park One, Tower 'E', Next To Don Bosco School, Off. Airport Road, Yerwada, Pune 411 006.

Unaudited statement of cash flows

Particulars	For the half year ended September 30, 2022 Unaudited	For the half year ended September 30, 2021 Unaudited
A. Cash flows from operating activities		
Profit/(loss) before tax	1,385.71	(1,513.27)
Adjustments to reconcile profit before tax to net cash flows:		
Depreciation expense	100.91	117.54
Profit on sale of current investments	-	(0.03)
Finance Costs	1,014.73	1,142.84
Liability no longer required written back	(113.19)	-
Provision for doubtful advances/debts	45.09	-
Interest income	(966.81)	(63.01)
Amortisation expense	3.57	32.00
Unrealised foreign exchange gain	-	(0.26)
Unrealised fair valuation loss/(gain)	(846.43)	434.87
Provision for property tax	43.76	45.55
Rental income	(37.47)	(43.00)
Premium on redemption of debentures	692.73	529.32
Operating profit before working capital changes	1,322.60	682.55
Movements in working capital :		
(Increase)/decrease in trade receivables	(531.81)	402.70
(Increase)/decrease in inventories	2,231.56	958.85
(Increase)/decrease in other current assets	(355.08)	296.66
Increase/(decrease) in other financial liabilities	20.34	(65.82)
Increase/(decrease) in trade payables	239.65	(142.10)
Increase/(decrease) in other current liabilities	(1,172.42)	473.43
Cash (used in) / generated from operations	1,754.84	2,606.27
Direct taxes paid (net of refunds)	(3.11)	(61.74)
Net cash flow (used in) / from operating activities (A)	1,751.73	2,544.53
B. Cash flows from investing activities		
Purchase of property, plant and equipment including capital work-in-progress, capital advance	(0.33)	-
Sale of property, plant and equipment	-	2.65
Deposits with remaining maturity of less than 12 months	104.25	12.06
Deposits with remaining maturity of more than 12 months	-	(14.06)
Purchases of units of mutual funds	(229.89)	(85.58)
Proceeds on redemption / sale of mutual funds	1,050.01	135.00
Proceeds from repayment of ICDs	200.00	-
Inter-corporate deposit given	(1,139.00)	-
Interest received	932.99	3.92
Rental income	37.47	43.00
Net cash flow used in investing activities (B)	955.50	96.99
C. Cash flows from financing activities		
Repayment of long-term borrowings	(2,355.01)	(3,039.32)
Interest paid	(695.73)	(0.17)
Net cash flow from / (used in) financing activities (C)	(3,050.74)	(3,039.49)
Net (decrease) / increase in cash and cash equivalents (A + B + C)	(343.51)	(397.97)
Cash and cash equivalents at the beginning of the year	1,246.05	591.72
Cash and cash equivalents at the end of the period/year	902.54	193.75
Components of cash and cash equivalents as at	September 30, 2022	September 30, 2021
Cash on hand	0.41	0.49
Balances with banks:		
- on current accounts	902.13	193.26
- on deposit accounts	-	-
Total cash and cash equivalents	902.54	193.75

