

12 November 2024

To,
The BSE Limited,
Phiroze Jeejeebhoy Towers
Dalal Street, Mumbai - 400001

Dear Sirs/ Madam,

Sub: Submission of Un-audited Financial Results for the quarter and half year ended 30 September 2024 – Standalone & Consolidated.
Ref: Security Code: 960461, ISIN: INE743G08100

Company: VITP Private Limited

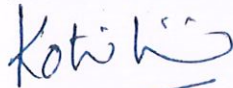
Further to our communication dated 6 November 2024, the Board of Directors of the Company at its Meeting held on 12 November 2024 has inter alia, considered and approved Un-audited standalone and consolidated Financial Results for the quarter and half year ended 30 September 2024 along with the Report of the Statutory Auditors of the Company.

Further, pursuant to Regulation 52(3) of SEBI LODR, we hereby declare that the Limited review Report issued by M/s Deloitte Haskins & Sells (Firm Registration No. 008072S), Statutory Auditors of the Company on the Un-audited standalone and consolidated financial results of the Company for the quarter and half year ended 30 September 2024 is with unmodified review (i.e. unqualified opinion).

Pursuant to Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, we are enclosing herewith, Un-audited standalone and consolidated Financial Results for the quarter and half year ended 30 September 2024 including the information required under regulation 52 (4) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Kindly take the above on record.

Yours faithfully
For VITP Private Limited



Kotilingam Koppu
Company Secretary
(A-17903)



12 November 2024

To,
The BSE Limited,
Phiroze Jeejeebhoy Towers
Dalal Street, Mumbai – 400001

Dear Sirs/Madam,

Sub: Information required under Regulation 52 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

We refer to the provisions of Regulation 52(4) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended. In respect of the same, please find the additional disclosures as per Regulation 52 (4) and 54 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 for Unaudited standalone & consolidated financial results for the quarter and half year ended September 30, 2024: -

**Unaudited standalone financial results for the quarter and half year ended
September 30, 2024**

Rs. in million unless otherwise stated

Sl no	Particulars	Quarter ended 30 September 2024 (Unaudited)	Preceding Quarter ended June 30, 2024 (Unaudited)	Corresponding Quarter ended September 30, 2023 (Unaudited)	Year to date figures for the current period ended September 30, 2024 (Unaudited)	Year to date figures for the corresponding period ended September 30, 2023 (Unaudited)	Previous year ended March 31, 2024 (Audited)
1	Debt Equity ratio	2.64	2.57	2.66	2.64	2.66	2.55
2	Net worth	6,242.21	5,915.12	5,208.98	6,242.21	5,208.98	5,621.89
3	Debt Service Coverage Ratio	0.35	0.33	1.56	0.59	2.01	0.82
4	Interest Service Coverage Ratio	2.21	2.09	1.56	2.15	2.01	1.89
5	Debenture Redemption Reserve	305.75	297.49	262.71	305.75	262.71	289.23
6	Net profit/loss after tax	327.09	293.22	139.42	620.31	534.62	947.54
7	Basic & Diluted Earnings per share	27.53	24.71	11.62	52.21	44.54	80.02
8	Current ratio	0.48	0.80	1.36	0.48	1.36	0.79
9	Long term debt to working capital	(2.92)	(7.46)	8.54	(2.92)	8.54	(7.06)
10	Bad debts to Account receivable ratio	-	-	-	-	0.02	0.03

11	Current liability ratio	0.38	0.39	0.23	0.38	0.23	0.38
12	Total debts to total assets	0.63	0.63	0.64	0.63	0.64	0.63
13	Debtors turnover	4.50	6.12	10.29	11.79	24.55	50.66
14	Inventory turnover	-	-	-	-	-	-
15	Operating margin %	0.63	0.62	0.51	0.62	0.49	0.51
16	Net profit margin %	0.36	0.33	0.19	0.35	0.38	0.31
17	Sector specific equivalent ratios	-	-	-	-	-	-

**Unaudited consolidated financial results for the quarter and half year ended
September 30, 2024**

Rs. in million unless otherwise stated

Sl no.	Particulars	Quarter ended 30 September 2024 (Unaudited)	Year to date figures for the current period ended September 30, 2024 (Unaudited)
1	Debt Equity ratio	2.64	2.64
2	Net worth	6,242.21	6,242.21
3	Debt Service Coverage Ratio	0.35	0.59
4	Interest Service Coverage Ratio	2.21	2.15
5	Debenture Redemption Reserve	305.75	305.75
6	Net profit/loss after tax	327.09	620.31
7	Basic & Diluted Earnings per share	27.53	52.21
8	Current ratio	0.48	0.48
9	Long term debt to working capital	(2.92)	(2.92)
10	Bad debts to Account receivable ratio	-	-
11	Current liability ratio	0.38	0.38
12	Total debts to total assets	0.63	0.63
13	Debtors turnover	4.50	11.79
14	Inventory turnover	-	-
15	Operating margin %	0.63	0.62
16	Net profit margin %	0.36	0.35
17	Sector specific equivalent ratios	-	-

For VITP Private Limited

Kotilingam
Kotilingam Koppu
Company Secretary
(A-17903)



INDEPENDENT AUDITOR'S REVIEW REPORT ON REVIEW OF INTERIM UNAUDITED STANDALONE FINANCIAL RESULTS

TO THE BOARD OF DIRECTORS OF VITP PRIVATE LIMITED

1. We have reviewed the accompanying Statement of Unaudited Standalone Financial Results of **VITP PRIVATE LIMITED** ("the Company"), for the quarter and the half year ended September 30, 2024 ("the Statement"), being submitted by the Company pursuant to the requirement of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("the Listing Regulations").
2. This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, 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 relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Listing Regulations. 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 (ICAI). A review of interim financial information consists of making inquiries, primarily of the Company's personnel 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 specified under section 143(10) of the Companies Act, 2013 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 stated in paragraph 3 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 Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For **DELOITTE HASKINS & SELLS**
Chartered Accountants
(Firm's Registration No. 008072S)

Digitally signed by
Shreedhar
Ghanekar
Date: 2024.11.12
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Shreedhar Ghanekar
(Partner)
(Membership No. 210840)
(UDIN:24210840BKFBPL7927)

Place: Bengaluru
Date: November 12, 2024
SMG/AN/2024

VITP Private Limited
Corporate Identity Number (CIN): U72200TG1997PTC026801
Registered Office: Capella Block, 5th Floor, Plot no. 17, Software Units Layout, Madhapur, Hyderabad, Telangana, India.
Statement of unaudited standalone financial results for the quarter and half year ended September 30, 2024

(Rs. In millions)

S.No.	Particulars	Quarter ended	Preceding	Corresponding	Year to date	Year to date	Previous year
		September 30, 2024	Quarter ended	Quarter ended	figures for the	figures for the	ended
		[Unaudited]	[Unaudited]	[Unaudited]	[Unaudited]	[Unaudited]	[Audited]
1	Income						
	a) Revenue from operations	900.12	888.64	736.96	1,788.76	1,389.75	3,075.07
	b) Other income (Refer Note 3)	265.78	240.66	207.15	506.44	680.08	1,135.49
	Total income	1,165.90	1,129.30	944.11	2,295.20	2,069.83	4,210.56
2	Expenses						
	a) Employee benefits expense	1.65	2.07	1.83	3.72	3.70	8.15
	b) Finance costs	377.65	377.99	374.22	755.64	773.86	1,527.80
	c) Depreciation expense	157.16	154.79	191.56	311.95	382.57	815.71
	d) Other expenses	173.69	182.34	165.91	356.03	316.90	684.04
	Total expenses	710.15	717.19	733.52	1,427.34	1,477.03	3,035.70
3	Profit before exceptional item and Tax (1-2)	455.75	412.11	210.59	867.86	592.80	1,174.86
4	Exceptional item (Refer Note 4)	-	-	-	-	185.00	185.00
5	Profit before tax (3 + 4)	455.75	412.11	210.59	867.86	777.80	1,359.86
6	Tax expenses						
	a) Current tax	110.79	93.71	40.99	204.50	128.67	255.61
	b) Deferred tax	17.87	25.18	30.18	43.05	114.51	156.71
	Total tax expenses	128.66	118.89	71.17	247.55	243.18	412.32
7	Profit for the period (5-6)	327.09	293.22	139.42	620.31	534.62	947.54
8	Other comprehensive income ('OCI')						
	Items that will not be reclassified to profit or loss						
	(i) Re-measurement of defined benefit plans	-	-	-	-	-	(0.02)
	(ii) Income tax relating to items that will not be reclassified to profit or loss	-	-	-	-	-	0.01
9	Total comprehensive income for the period (7+8)	327.09	293.22	139.42	620.31	534.62	947.53
10	Paid up equity share capital	1,058.98	1,058.98	1,058.98	1,058.98	1,058.98	1,058.98
	(10,589,824 equity shares having Face value of Rs. 100/- each)						
	Other equity (including Debenture Redemption Reserve)						4,562.91
	Earnings per equity share (not annualized except for March 31, 2024, nominal value of shares Rs.10)						
	Basic (Rs.)	27.53	24.71	11.62	52.21	44.54	80.02
	Diluted (Rs.)	27.53	24.71	11.62	52.21	44.54	80.02

Notes:

- The above unaudited standalone financial results of the Company have been prepared in accordance with the requirements of Regulation 52 of SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015 as amended and in accordance with the recognition and measurement principles of Indian Accounting Standards (IndAS) 34 "Interim Financial Reporting" prescribed under Section 133 of the Companies Act 2013, (the 'Act') read with Companies (Indian Accounting Standards) Rules, 2015 and other generally accepted accounting principles in India to the extent applicable.
- The unaudited standalone financial results of VITP Private Limited ('the Company') for the quarter and half year ended September 30, 2024 have been reviewed and recommended by the Audit Committee and taken on record at the meeting of the Board of Directors of the Company held on November 12, 2024. The statutory auditors of the Company have carried out limited review of the above unaudited standalone financial results for the quarter and half year ended September 30, 2024 and have issued unmodified review conclusion on the financial results.
- A. The Company had issued listed, redeemable, unsecured and non-convertible debentures (NCDs) (Listed on BSE Limited) to Ascendas Property Fund (FDI) Pte Limited ("Debenture Holder") of Rs. 1,000,000 each in two tranches, with the first tranche constituting of 2,368 NCDs on January 27, 2017, the second tranche constituting of 165 NCDs on February 10, 2017 aggregating to 2,533 NCD's of Rs. 2,533 million which carried an interest rate of 14.25% p.a for a period of 30 years from the date of issue.
On June 27, 2023 the Company has fully redeemed the above debentures aggregating to Rs. 2,533 million.
B. The Effective Interest Rate ("EIR") on the above referred NCD's was 15.63%. Consequent to the early redemption of the debentures as stated above, the Company has reversed the interest expense representing the difference between interest computed on EIR basis and the contractual interest aggregating to Rs. 215.06 million and the same has been disclosed under other income for the half year ended September 30, 2023 and for the year ended March 31, 2024.
- The Company had made investments in the NCD's of "Phoenix Infocity Private Limited" (Phoenix) amounting to Rs. 1,710 million on June 12, 2018, the term of the above NCD's was 30 years.
During the quarter ended June 30, 2023, Phoenix had prematurely redeemed the NCD's amounting to Rs. 1,263 million and interest accrued amounting to Rs. 1,026 million.
In view of the above early redemption, the Company had charged Phoenix a one-time exit fee of Rs. 185 million. Considering the nature of the transaction and the amount involved, the same was disclosed as 'exceptional item' of income in the results for the half year ended September 30, 2023 and for the year ended March 31, 2024.



5. During the quarter ended September 30, 2024, the Company has set up a wholly owned subsidiary, "ITPH Data Centre Private Limited" and subscribed to 1,000 equity shares of Rs 10 each amounting to Rs 10,000.

The Board of Directors of the Company in their meeting held on September 09, 2024 approved a draft Scheme of Arrangement between the Company (Demerged Company) and its subsidiary, ITPH Data Centre Private Limited (Resulting Company) and their respective Shareholders ("Scheme") for the demerger of the Demerged Undertaking (as defined in the Scheme) of the Demerged Company into the Resulting Company on a going concern basis under Section 233 of the Companies Act, 2013. The Company has filed the said Scheme with the Regional Director (MCA), South region, and is awaiting the necessary approvals and thus no effect of the said Scheme has been given in the unaudited results for the quarter and half year ended September 30, 2024.

6. Previous period's figures have been recast wherever necessary/regrouped to conform to current period's classification.

For and on behalf of the Board of Directors of
VITP Private Limited

Srilatha
Cherukuri Digitally signed by
Srilatha Cherukuri
Date: 2024.11.12
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Srilatha Cherukuri
Director
DIN : 02713705



Place: Hyderabad
Date: November 12, 2024



VITP Private Limited
Corporate Identity Number (CIN): U72200TG1997PTC026801
Registered Office: Capella Block, 5th Floor, Plot no. 17, Software Units Layout, Madhapur, Hyderabad, Telangana, India
Additional disclosures as per Regulation 52 (4) and 54 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015:

Particulars	Quarter ended September 30, 2024	Preceding Quarter ended June 30, 2024	Corresponding Quarter ended September 30, 2023	Year to date figures for the current period ended September 30, 2024	Year to date figures for the corresponding period ended September 30, 2023	Previous year ended March 31, 2024
	[Unaudited]	[Unaudited]	[Unaudited]	[Unaudited]	[Unaudited]	[Audited]
Paid up debt capital (Rs. in millions)	13,356.67	12,364.79	11,752.34	13,356.67	11,752.34	11,752.34
Capital redemption reserve (Rs. in millions)	178.94	178.94	178.94	178.94	178.94	178.94
Debenture redemption reserve (Rs. in millions)	305.75	297.49	262.71	305.75	262.71	289.23
Ratios (not annualized except for March 31, 2024)						
a) Debt Equity Ratio	2.64	2.57	2.66	2.64	2.66	2.55
b) Debt Service Coverage Ratio	0.35	0.33	1.56	0.59	2.01	0.82
c) Interest Service Coverage Ratio	2.21	2.09	1.56	2.15	2.01	1.89
d) CRR/DRR	0.59	0.60	0.68	0.59	0.68	0.62
e) Net worth (Rs. in millions)	6,242.21	5,915.12	5,208.98	6,242.21	5,208.98	5,621.89
f) Current ratio	0.48	0.80	1.36	0.48	1.36	0.79
g) Long term debt to working capital	(2.92)	(7.46)	8.54	(2.92)	8.54	(7.06)
h) Bad debts to account receivable ratio	-	-	-	-	0.02	0.03
i) Current liability ratio	0.38	0.39	0.23	0.38	0.23	0.38
j) Total debts to total assets	0.63	0.63	0.64	0.63	0.64	0.63
k) Debtors turnover	4.50	6.12	10.29	11.79	24.55	50.66
l) Inventory turnover	-	-	-	-	-	-
m) Operating margin %	0.63	0.62	0.51	0.62	0.49	0.51
n) Net profit margin %	0.36	0.33	0.19	0.35	0.38	0.31
o) Asset coverage (in times)						

Refer note under the head Note below

Explanation to financial ratios

- a) Debt Equity ratio = Total debt (Non current borrowings + Current borrowings + interest accrued on borrowings) / total equity (equity share capital + other equity).
b) Debt Service Coverage Ratio (DSCR) = Profit or loss before finance cost and tax expense / (finance cost + principal repayment).
c) Interest Service Coverage Ratio (ISCR) = Profit or loss before finance cost and tax expense / finance cost.
d) CRR/DRR represents Capital Redemption Reserve (CRR) / Debenture redemption reserve (DRR).
e) Net worth = Sum of equity share capital and other equity
f) Current ratio represents total current assets / total current liabilities.
g) Long term debt to working capital represents non-current borrowings / working capital [current assets-current liabilities].
h) Bad debts to account receivable ratio represents Bad debts incurred during the period / Average of opening and closing balances of Trade Receivables.
i) Current liability ratio represents current liabilities / total liabilities.
j) Total debts to total assets represents total debts [total borrowings and interest accrued (included in other financial liabilities)] / total assets.
k) Debtors turnover represents Revenue from operations / Average of opening and closing balances of Trade Receivables.
l) Inventory turnover ratio - The Company's business does not involve inventories and accordingly, inventory turnover ratio is not applicable to the Company.
m) Operating margin % represents Operating profit [Profit before exceptional items and tax - Other income + Finance cost] / Revenue from operations.
n) Net profit margin % represents Profit for the year / Revenue from operations.

Note:

The Company had issued 3,30,00,000 NCD of Rs. 100 each on February 5, 2021. The NCD were listed on BSE Limited ('BSE') on February 10, 2021. The above mentioned instruments are unsecured and hence the disclosure of asset coverage is not relevant.

For and on behalf of the Board of Directors of
VITP Private Limited

Srilatha
Cherukuri

Srilatha Cherukuri
Director
DIN : 02713705



Place: Hyderabad
Date: November 12, 2024

VITP Private Limited
Corporate Identity Number (CIN): U72200TG1997PTC026801
Registered Office: Capella Block, 5th Floor, Plot no. 17, Software Units Layout, Madhapur,
Hyderabad, Telangana, India
Statement of unaudited standalone financial results for the quarter and half year ended September 30, 2024

Statement of unaudited standalone assets and liabilities

(Rs. In millions)

S.No.	Particulars	As at September 30, 2024 [Unaudited]	As at March 31, 2024 [Audited]
	ASSETS		
I	Non-current assets		
	Property, plant and equipment	56.89	68.41
	Investment property	11,452.86	11,776.31
	Investment property under development	3,376.32	1,112.09
	Financial assets		
	Investments	2,327.91	2,253.20
	Loans	3,117.00	400.00
	Other bank balances	22.49	21.47
	Other financial assets	125.20	113.47
	Non-current tax assets (net)	633.16	705.53
	Other non-current assets	1,362.99	1,252.88
		22,474.82	17,703.36
II	Current assets		
	Inventories	8.56	9.82
	Financial assets		
	Trade receivables	206.40	97.11
	Cash and cash equivalents	468.64	274.45
	Other bank balances	300.00	-
	Loans	-	2,717.00
	Other financial assets	2,297.42	1,827.36
	Other current assets	300.66	163.50
		3,581.68	5,089.24
	Total Assets (I+II)	26,056.50	22,792.60
	EQUITY AND LIABILITIES		
III	Equity		
	Share capital	1,058.98	1,058.98
	Other equity	5,183.22	4,562.91
		6,242.20	5,621.89
IV	Non-current liabilities		
	Financial liabilities		
	Borrowings	11,356.33	9,752.34
	Other financial liabilities	457.27	453.23
	Provisions	13.08	13.08
	Deferred tax liabilities (net)	470.48	427.43
	Other non-current liabilities	45.39	53.55
		12,342.55	10,699.63
V	Current liabilities		
	Financial liabilities		
	Borrowings	2,000.34	2,001.62
	Trade payables	-	2.75
	- Total outstanding dues of micro enterprises and small enterprises	-	2.75
	- Total outstanding dues of creditors other than micro enterprises and small enterprises	599.10	213.43
	Other financial liabilities	4,526.89	3,902.80
	Current tax liabilities (net)	237.05	213.20
	Other current liabilities	108.30	137.21
	Provisions	0.07	0.07
		7,471.75	6,471.08
	Total equity and liabilities (III+IV+V)	26,056.50	22,792.60



VITP Private Limited
Corporate Identity Number (CIN): U72200TG1997PTC026801
Registered Office: Capella Block, 5th Floor, Plot no. 17, Software Units Layout, Madhapur,
Hyderabad, Telangana, India
Statement of unaudited standalone financial results for the quarter and half year ended September 30, 2024

Statement of unaudited standalone cash flows

(Rs. In millions)

Particulars	Year to date figures for the current period ended September 30, 2024 (Unaudited)	Year to date figures for the corresponding period ended September 30, 2023 (Unaudited)
A Cash flow from operating activities		
Profit before taxation (after exceptional item)	867.86	777.80
Adjustments for:		
Exceptional item	-	(185.00)
Depreciation expense	311.95	382.57
Interest income	(505.48)	(463.08)
Amortisation of marketing fees	59.36	41.18
Provision no longer required written back	-	(215.06)
Finance costs	755.64	773.86
Expected credit loss allowance	(0.13)	1.92
Operating Profit before working capital changes	1,489.20	1,114.19
Working capital adjustments		
Increase/(Decrease) in trade payables	382.92	40.40
Increase/(Decrease) in other financial liabilities	17.08	143.69
Increase/(Decrease) in other liabilities	(28.74)	2.45
Increase/(Decrease) in provisions	-	0.03
Increase/(Decrease) in deferred revenue	(8.29)	7.65
(Increase)/Decrease in trade receivables	(109.29)	(66.56)
(Increase)/Decrease in inventories	1.26	-
(Increase)/Decrease in other financial assets	(30.05)	1.96
(Increase)/Decrease in other assets	(63.02)	(74.39)
Cash generated from operations	1,651.07	1,169.42
Taxes paid (net of refunds)	(108.29)	185.55
Net cash flow from operating activities	1,542.78	1,354.97
B Cash flow from investing activities		
Purchase of property, plant and equipment including investment property, capital work-in-progress.	(2,362.24)	(1,201.76)
Interest Income on loans and investments	65.59	1,469.03
Investments in bank deposits (having original maturity of more than three months)	(301.02)	(0.73)
Investment in debentures	(74.70)	(1,006.69)
Investment in subsidiary	(0.01)	-
Redemption of debentures	-	1,663.93
Loans given	-	(400.00)
Loans realised	-	305.00
Net cash flow from/(used in) investing activities	(2,672.38)	828.78
C Cash flow from financing activities		
Proceeds from borrowings	1,603.99	2,614.34
Repayment of borrowings	-	(2,883.00)
Interest paid on borrowings	(280.20)	(2,924.49)
Net cash flow from/(used in) financing activities	1,323.79	(3,193.15)
Net increase/(decrease) in cash and cash equivalents	194.19	(1,009.40)
Cash and cash equivalents at the beginning of the period	274.45	1,605.65
Cash and cash equivalents at the end of the period	468.64	596.25



INDEPENDENT AUDITOR'S REVIEW REPORT ON REVIEW OF INTERIM UNAUDITED CONSOLIDATED FINANCIAL RESULTS

TO THE BOARD OF DIRECTORS OF VITP PRIVATE LIMITED

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of **VITP PRIVATE LIMITED** (the "Parent") and its subsidiary (the Parent and its subsidiary together referred to as the "Group"), for the quarter and half year ended September 30, 2024 (the "Statement") being submitted by the Parent pursuant to the requirement of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. This Statement, which is the responsibility of the Parent's Management and approved by the Parent's Board of Directors, 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 relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Listing Regulations. 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 (ICAI). A review of interim financial information consists of making inquiries, primarily of Parent's personnel 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 specified under Section 143(10) of the Companies Act, 2013 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. The Statement includes the results of the following entities:
 - VITP Private Limited (Parent)
 - ITPH Data Centre Private Limited (Subsidiary)
5. Based on our review conducted and procedures performed as stated in paragraph 3 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 Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.
6. The Unaudited Consolidated Financial Results includes the interim financial information of the subsidiary which has not been reviewed by their auditors and whose interim financial information reflects total assets of Rs. 0.01 Million as at September 30, 2024, total revenue of Rs. Nil for the quarter and half year ended September 30, 2024, total profit after tax of Rs. Nil for the quarter and half year ended September 30, 2024 and Total comprehensive income of Rs. Nil for the quarter and half year ended September 30, 2024 and net cash inflows of Rs 0.01 Million, as considered in the Statement. According to the information and explanations given to us by the Management, this interim financial information are not material to the Group.

Deloitte Haskins & Sells

Our conclusion on the Statement is not modified in respect of our reliance on the interim financial information certified by the Management.

For **Deloitte Haskins & Sells**
Chartered Accountants
(Firm's Registration No. 008072S)

Shreedhar Ghanekar Digitally signed by
Shreedhar Ghanekar
Date: 2024.11.12
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Shreedhar Ghanekar
Partner
(Membership No. 210840)
(UDIN:24210840BKFBPK7697)

Place: Bengaluru
Date: November 12, 2024

VITP Private Limited Corporate Identity Number (CIN): U72200TG1997PTC026801 Registered Office: Capella Block, 5th Floor, Plot no. 17, Software Units Layout, Madhapur, Hyderabad, Telangana, India. Statement of unaudited consolidated financial results for the quarter and half year ended September 30, 2024			
S.No.	Particulars	Quarter ended September 30, 2024	Year to date figures for the current period ended September 30, 2024
		[Unaudited]	[Unaudited]
1	Income		
	a) Revenue from operations	900.12	1,788.76
	b) Other income	265.78	506.44
	Total income	1,165.90	2,295.20
2	Expenses		
	a) Employee benefits expense	1.65	3.72
	b) Finance costs	377.65	755.64
	c) Depreciation expense	157.16	311.95
	d) Other expenses	173.69	356.03
	Total expenses	710.15	1,427.34
3	Profit before exceptional item and Tax (1-2)	455.75	867.86
4	Exceptional item	-	-
5	Profit before tax (3 + 4)	455.75	867.86
6	Tax expenses		
	a) Current tax	110.79	204.50
	b) Deferred tax	17.87	43.05
	Total tax expenses	128.66	247.55
7	Profit for the period (5-6)	327.09	620.31
8	Other comprehensive income ('OCI')		
	Items that will not be reclassified to profit or loss		
	(i) Re-measurement of defined benefit plans	-	-
	(ii) Income tax relating to items that will not be reclassified to profit or loss	-	-
9	Total comprehensive income for the period (7+8)	327.09	620.31
10	Paid up equity share capital (10,589,824 equity shares having Face value of Rs. 100/- each) Earnings per equity share (not annualized)	1,058.98	1,058.98
	Basic (Rs.)	27.53	52.21
	Diluted (Rs.)	27.53	52.21

Notes:

- The above unaudited consolidated financial results for the quarter and half year ended September 30, 2024 have been prepared in accordance with the requirements of Regulation 52 of SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015 as amended and in accordance with the recognition and measurement principles of Indian Accounting Standards (IndAS) 34 "Interim Financial Reporting" prescribed under Section 133 of the Companies Act 2013, (the 'Act') read with Companies (Indian Accounting Standards) Rules, 2015 and other generally accepted accounting principles in India to the extent applicable.
- The unaudited consolidated financial results include the results of VITP Private Limited ('Parent' or 'the Company') and its wholly owned subsidiary viz. ITPH Data Centre Private Limited (Parent and its wholly owned subsidiary collectively referred to as "Group").
- The unaudited consolidated financial results for the quarter and half year ended September 30, 2024 have been reviewed and recommended by the Audit Committee and taken on record at the meeting of the Board of Directors of the Company held on November 12, 2024. The statutory auditors of the Company have carried out limited review of these unaudited consolidated financial results for the quarter and half year ended September 30, 2024 and have issued unmodified review conclusion on the consolidated financial results.
- During the quarter ended September 30, 2024, the Company has set up a wholly owned subsidiary, "ITPH Data Centre Private Limited" and subscribed to 1,000 equity shares of Rs 10 each amounting to Rs 10,000.

The Board of Directors of the Company in their meeting held on September 09, 2024 approved a draft Scheme of Arrangement between the Company (Demerged Company) and its subsidiary, ITPH Data Centre Private Limited (Resulting Company) and their respective Shareholders ("Scheme") for the demerger of the Demerged Undertaking (as defined in the Scheme) of the Demerged Company into the Resulting Company on a going concern basis under Section 233 of the Companies Act, 2013. The Company has filed the said Scheme with the Regional Director (MCA), South region, and is awaiting the necessary approvals and thus no effect of the said Scheme has been given in the unaudited results for the quarter and half year ended September 30, 2024.
- Consequent to the incorporation of a wholly owned subsidiary, ITPH Data Centre Private Limited during the quarter ended September 30, 2024, the Group has presented its unaudited consolidated financial results from the current quarter ended September 30, 2024. Accordingly, there are no comparatives of the previous periods.

For and on behalf of the Board of Directors of
VITP Private Limited

Srilatha
Cherukuri

Srilatha Cherukuri
Director
DIN : 02713705

Place: Hyderabad
Date: November 12, 2024



VITP Private Limited Corporate Identity Number (CIN): U72200TG1997PTC026801 Registered Office: Capella Block, 5th Floor, Plot no. 17, Software Units Layout, Madhapur, Hyderabad, Telangana, India Additional disclosures as per Regulation 52 (4) and 54 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015:		
Particulars	Quarter ended September 30, 2024	Year to date figures for the current period ended September 30, 2024
	[Unaudited]	[Unaudited]
Paid up debt capital (Rs. in millions)	13,356.67	13,356.67
Capital redemption reserve (Rs. in millions)	178.94	178.94
Debenture redemption reserve (Rs. in millions)	305.75	305.75
Ratios (not annualized)		
a) Debt Equity Ratio	2.64	2.64
b) Debt Service Coverage Ratio	0.35	0.59
c) Interest Service Coverage Ratio	2.21	2.15
d) CRR/DRR	0.59	0.59
e) Net worth (Rs. in millions)	6,242.21	6,242.21
f) Current ratio	0.48	0.48
g) Long term debt to working capital	(2.92)	(2.92)
h) Bad debts to account receivable ratio	-	-
i) Current liability ratio	0.38	0.38
j) Total debts to total assets	0.63	0.63
k) Debtors turnover	4.50	11.79
l) Inventory turnover	-	-
m) Operating margin %	0.63	0.62
n) Net profit margin %	0.36	0.35
o) Asset coverage (in times)	Refer note under the head Note below	

Explanation to financial ratios

- a) Debt Equity ratio = Total debt (Non current borrowings + Current borrowings + interest accrued on borrowings) / total equity (equity share capital + other equity).
- b) Debt Service Coverage Ratio (DSCR) = Profit or loss before finance cost and tax expense / (finance cost + principal repayment).
- c) Interest Service Coverage Ratio (ISCR) = Profit or loss before finance cost and tax expense / finance cost.
- d) CRR/DRR represents Capital Redemption Reserve (CRR) / Debenture redemption reserve (DRR).
- e) Net worth = Sum of equity share capital and other equity
- f) Current ratio represents total current assets / total current liabilities.
- g) Long term debt to working capital represents non-current borrowings / working capital [current assets-current liabilities].
- h) Bad debts to account receivable ratio represents Bad debts incurred during the period / Average of opening and closing balances of Trade Receivables.
- i) Current liability ratio represents current liabilities / total liabilities.
- j) Total debts to total assets represents total debts [total borrowings and interest accrued (included in other financial liabilities)] / total assets.
- k) Debtors turnover represents Revenue from operations / Average of opening and closing balances of Trade Receivables.
- l) Inventory turnover ratio - The Company's business does not involve inventories and accordingly, inventory turnover ratio is not applicable to the Company.
- m) Operating margin % represents Operating profit [Profit before exceptional items and tax - Other income + Finance cost] / Revenue from operations.
- n) Net profit margin % represents Profit for the year/Revenue from operations.

Note:

The Company had issued 3,30,00,000 NCD of Rs. 100 each on February 5, 2021. The NCD were listed on BSE Limited ('BSE') on February 10, 2021. The above mentioned instruments are unsecured and hence the disclosure of asset coverage is not relevant.

For and on behalf of the Board of Directors of
VITP Private Limited

Srilatha
Cherukuri

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Srilatha Cherukuri
Date: 2024.11.12
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Srilatha Cherukuri
Director

DIN : 02713705

Place: Hyderabad
Date: November 12, 2024



VITP Private Limited
Corporate Identity Number (CIN): U72200TG1997PTC026801
Registered Office: Capella Block, 5th Floor, Plot no. 17, Software Units Layout, Madhapur,
Hyderabad, Telangana, India
Statement of unaudited consolidated financial results for the quarter and half year ended September 30, 2024

Statement of unaudited consolidated assets and liabilities

(Rs in millions)

S.No.	Particulars	As at September 30, 2024 [Unaudited]
	ASSETS	
I	Non-current assets	
	Property, plant and equipment	56.89
	Investment property	11,452.86
	Investment property under development	3,376.32
	Financial assets	
	Investments	2,327.90
	Loans	3,117.00
	Other bank balances	22.49
	Other financial assets	125.20
	Non-current tax assets (net)	633.16
	Other non-current assets	1,362.99
		22,474.81
II	Current assets	
	Inventories	8.56
	Financial assets	
	Trade receivables	206.40
	Cash and cash equivalents	468.65
	Other bank balances	300.00
	Loans	-
	Other financial assets	2,297.42
	Other current assets	300.66
		3,581.69
	Total Assets (I+II)	26,056.50
	EQUITY AND LIABILITIES	
III	Equity	
	Share capital	1,058.98
	Other equity	5,183.22
		6,242.20
IV	Non-current liabilities	
	Financial liabilities	
	Borrowings	11,356.33
	Other financial liabilities	457.27
	Provisions	13.08
	Deferred tax liabilities (net)	470.48
	Other non-current liabilities	45.39
		12,342.55
V	Current liabilities	
	Financial liabilities	
	Borrowings	2,000.34
	Trade payables	
	- Total outstanding dues of micro enterprises and small enterprises	-
	- Total outstanding dues of creditors other than micro enterprises and small enterprises	599.10
	Other financial liabilities	4,526.89
	Current tax liabilities (net)	237.05
	Other current liabilities	108.30
	Provisions	0.07
		7,471.75
	Total equity and liabilities (III+IV+V)	26,056.50



VITP Private Limited
Corporate Identity Number (CIN): U72200TG1997PTC026801
Registered Office: Capella Block, 5th Floor, Plot no. 17, Software Units Layout, Madhapur,
Hyderabad, Telangana, India

Statement of unaudited consolidated financial results for the quarter and half year ended September 30, 2024

Statement of unaudited consolidated cash flows

(Rs. In millions)

Particulars	Year to date figures for the current period ended September 30, 2024 (Unaudited)
A Cash flow from operating activities	
Profit before taxation	867.86
Adjustments for:	
Depreciation expense	311.95
Interest income	(505.48)
Amortisation of marketing fees	59.36
Provision no longer required written back	-
Finance costs	755.64
Expected credit loss allowance	(0.13)
Operating Profit before working capital changes	1,489.20
Working capital adjustments	
Increase/(Decrease) in trade payables	382.92
Increase/(Decrease) in other financial liabilities	17.08
Increase/(Decrease) in other liabilities	(28.74)
Increase/(Decrease) in deferred revenue	(8.29)
(Increase)/Decrease in trade receivables	(109.29)
(Increase)/Decrease in inventories	1.26
(Increase)/Decrease in other financial assets	(30.05)
(Increase)/Decrease in other assets	(63.02)
Cash generated from operations	1,651.07
Taxes paid (net of refunds)	(108.29)
Net cash flow from operating activities	1,542.78
B Cash flow from investing activities	
Purchase of property, plant and equipment including investment property, capital work-in-progress.	(2,362.24)
Interest Income on loans and investments	65.59
Investments in bank deposits (having original maturity of more than three months)	(301.02)
Investment in debentures	(74.70)
Redemption of debentures	-
Net cash flow from/(used in) investing activities	(2,672.37)
C Cash flow from financing activities	
Proceeds from borrowings	1,603.99
Interest paid on borrowings	(280.20)
Net cash flow from/(used in) financing activities	1,323.79
Net increase/(decrease) in cash and cash equivalents	194.20
Cash and cash equivalents at the beginning of the period	274.45
Cash and cash equivalents at the end of the period	468.65

