

7 November 2022

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

Dear Sirs/ Madam,

Sub: Submission of Unaudited Financial Results for the quarter and half-year ended 30 September 2022.

Ref: Security Code: 955630, ISIN: INE743G08068 Security Code: 955723, ISIN: INE743G08050 Security Code: 960461, ISIN: INE743G08100

Company: VITP Private Limited

This is to inform you that the Board of Directors of the Company at its Meeting held on 7 November 2022, has inter alia, considered and approved Un-audited financial results for the quarter and half year ended 30 September 2022.

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Pursuant to Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, we are enclosing herewith, Un-audited financial results for quarter and half-year ended 30 September 2022 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

kotilinga Digitally signed by kotilingam koppu Date: 2022.11.07 19:10:07+05'30' Kotilingam Koppu Company Secretary (A-17903)



7 November 2022

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.

Company name: VITP Private Limited

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 enclosed the following information:

- 1. The Credit rating for the Non-Convertible Debentures of the Company ICRA BBB (Stable).
- 2. Asset Cover 1.41 times

The details of previous and next due date for payment of interest and principal on NCD:

Description	Issue Size (Rs.)	Previous due date for payment of interest	Whether previous interest paid or not	Next due date for payment of interest	Due date for payment of principal
Tranche I - INE743G08068	236,80,00,000	*30 June 2021	Paid	Refer note 1	January 27, 2047
Tranche II INE743G08050	16,50,00,000	*30 June 2021	Paid	Refer note 1	February 10, 2047
Series A INE743G08100	3,30,00,00,000	NA	NA	Refer note 2	January 30, 2031

Note1: Interest on Tranche I & Tranche II NCD's for the period 1 April 2018 to 30 June 2022 shall be payable within a period of 2 years and 11 months from the date of accrual. From 1st April 2022 onwards the interest shall be payable within May 30th of the subsequent financial year.

Interest on Tranche I & Tranche II NCD's for the period from July 2018 to September 2018 was paid on 30 June 2021.

Subsequent to the above, received a request from the Debenture holder on 23 August 2021 for payment of all interest between the period from October 2018 till 31 March 2023 on Tranche I & Tranche II NCD's shall be deferred and only be due for payment on 15 September 2023 or any other mutually agreed date between VITP Private Limited (the Company) and APFF (Debenture holder).

Subsequent interest payment on all the above referred NCD's shall be on pay when able basis.

Based on the request received from the Debenture holder, Board of Directors of VITP Private Limited approved the aforesaid deferment at its meeting held on 16 September 2021. Subsequent to the approvals, obtained the in-principal approval from the Bombay Stock Exchange.

*Note 2.

Due date for payment of interest by VITP Private Limited is every 31 March subject to the availability of funds. However, for the period ended 31 March 2022, since there are no sufficient funds, Interest payment is not made.



(Rs. in lakhs)

SI no.	Particulars	Quarter ended September 30, 2022	Preceding Quarter ended June 30 2022	Year to date figures for current period ended September 30, 2022
4	Debt Equity Ratio	3.52	3.70	3.52
5	Net worth	44,575.80	43371.64	44,575.80
6	Debt Service Coverage Ratio	1.43	1.46	1.45
7	Interest Service Coverage Ratio	1.43	1.46	1.45
8	Debenture Redemption Reserve	2609.92	2,447.41	2609.92
9	Net profit/loss after tax	1204.15	1,288.54	2492.69
10	Basic & Diluted Earnings per share (of Rs 10 each)	10.08	10.62	20.88
11	Current ratio	0.88	0.91	0.88
12	Long term debt to working capital	(19.43)	(27.07)	(19.43)
13	Bad debts to Account receivable ratio	0.00	0.01	0.01
14	Current liability ratio	0.29	0.29	0.29
15	Total debts to total assets	0.72	0.70	0.72
16	Debtors turnover	15.25	16.42	48.95
17	Inventory turnover	-	-	-
18	Operating margin %	1.06	1.11	1.09
19	Net profit margin %	0.22	0.24	0.23
20	Sector specific equivalent ratios	-	-	-

Thanking you.

Yours faithfully,

For VITP Private Limited

kotilingam Digitally signed by kotilingam koppu Date: 2022.11.07 19:10:31 +05'30'

Kotilingam Koppu **Company Secretary** (A-17903)

Deloitte Haskins & Sells

Chartered Accountants Prestige Trade Tower, Level 19 46, Palace Road, High Grounds Bengaluru – 560 001 Kamataka, India

Tel: +91 80 6188 6000 Fax: +91 80 6188 6011

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

TO THE BOARD OF DIRECTORS OF VITP PRIVATE LIMITED

- We have reviewed the accompanying Statement of Unaudited Financial Results of VITP PRIVATE
 LIMITED (the "Company"), for the quarter and half year ended September 30, 2022 (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.
- 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. 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)
SHREEDHAR Digitally signed by SHREEDHAR MANOHAR MANOHAR HANDHAR GHANEKAR Desc. 2022.1.107
GHANEKAR 17:031-14030

Shreedhar Ghanekar

(Partner) (Membership No. 210840)

(UDIN: **22210840BCJPY09777**)

Place: Bengaluru Date: November 7, 2022

SMG/PB/2022

VITP Private Limited

Corporate Identity Number (CIN): U72200TG1997PTC026801

Registered Office: Capella Block, 5th Floor, Plot no. 17, Software Units Layout, Madhapur, Hyderabad, Rangareddi, Telangana, India Statement of Unaudited Financial Results for the quarter and half year ended September 30, 2022

(Rs. In lakhs)

S.No.	Particulars	Quarter ended	Preceding	Corresponding	Year to date	Year to date	Previous year
		September 30,	Quarter ended	Quarter ended	figures for the	figures for the	ended
		2022.	June 30, 2022	September 30,	current period	corresponding	March 31, 2022
				2021	ended	period ended	
					September 30,	September 30,	
					2022	2021	
		[Unaudited]	[Unaudited]	[Unaudited]	[Unaudited]	[Unaudited]	Audited
1	Income						
	a) Revenue from operations	5,435.64	5,348.42	5,217.87	10,784.06	10,161.71	21,082.67
	b) Other income	(0.42)	131.70	517.58	131.28	549.80	815.86
	c) Finance income	2,741.58	2,933.25	2,872.86	5,674.83	5,540.56	11,200.59
	Total revenue	8,176.80	8,413.37	8,608.31	16,590.17	16,252.07	33,099.12
2	Expenses						
1	a) Employee benefits expense	19.28	18.64	16.74	37.92	29.98	77.04
	b) Finance costs	4,013.98	4.165.63	4.148.99	8,179.61	8,158.89	16,697.83
	c) Depreciation expense	1,282.78	1,198.50	1,200.66	2,481.28	2,383.64	4,789.41
	d) Other expenses	1,117.27	1,120.50	1,031.49	2,237.77	2,161.88	4,508.04
	Total expenses	6,433.31	6,503.27	6,397.88	12,936.58	12,734.39	26,072.32
3	Profit before tax (1-2)	1,743.49	1,910.10	2,210.43	3,653.59	3,517.68	7,026.80
4	Tax expenses						
-	a) Current tax	656.44	647.87	716.59	1,304.31	1,200.25	2,211.30
	b) Deferred tax charge / (credit)	(117.10)	(26.31)	(16.09)	(143.41)	(29.22)	119.32
	Total tax expenses	539.34	621.56	700.50	1,160.90	1,171.03	2,330.62
5	Profit for the period (3-4)	1,204.15	1,288.54	1,509.93	2,492.69	2,346.65	4,696.18
	• ` '		1,200.01	2,005150	2,152.05	2,010100	2,050.120
6	Other comprehensive income ('OCI') (net of taxes)	-	-	-	-	-	-
7	Total comprehensive income for the period (5+6)	1,204.15	1,288.54	1,509.93	2,492.69	2,346.65	4,696.18
8	Paid up equity share capital	10,589.82	10,589.82	10,589.82	10,589.82	10,589.82	10,589.82
	(10,589,824 equity shares having Face value of Rs. 100/- each)						
	Other equity (including Debenture Redemption Reserve)						31,493.28
	Earnings per equity share (not annualised except for March 31,						
	2022, nominal value of shares Rs.10)						
	Basic (Rs.)	10.08	10.62	12.20	20.88	18.97	38.78
	Diluted (Rs.)	10.08	10.62	12.20	20.88	18.97	38.78

Notes:

- 1. The above unaudited financial results of VITP Private Limited ('the Company') for the quarter and half year ended September 30, 2022 have been reviewed and taken on record at the meeting of the Board of Directors of the Company held on November 07, 2022. The statutory auditors of the Company have carried out limited review of the above unaudited financial results for the quarter and half year ended September 30, 2022 and have issued unmodified review conclusion on the financial results.
- 2. The financial results of the Company have been prepared in accordance with the Indian Accounting Standards ("IndAS") notified under Section 133 of the Companies Act, 2013 read together with Rule 3 of the Companies (Indian Accounting Standards Rules, 2015), as amended from time to time and in terms of Regulation 52 of the Securities Exchange Board of India Listing Obligations and Disclosure Requirements Regulations, 2015, as amended ("Listing Regulations").
- 3. The Company has considered the possible effects that may result from the pandemic relating to COVID-19 on the future business operations of the Company and its consequential effects on the carrying amounts of investment property (including under development), investments in debentures including interest accrued, trade receivables, unbilled revenue and recoverable expesses. In developing the assumptions relating to the possible future uncertainties in the global economic conditions because of this pandemic, the Company, as at the date of approval of these financial results has used internal and external sources of information and economic forecasts from market sources on the expected future performance of the Company and based on current estimates expects the carrying amount of these assets are fully recoverable. The impact of COVID-19 on the Company's financial results may differ from that estimated as at the date of approval of these financial results.
- 4. The financial results of the Company for the year ended March 31, 2022, and for the quarter and half year ended September 30, 2021 were audited /reviewed by S. R. Batliboi & Associates LLP, the predecessor auditor, who have issued an unmodified opinion/conclusion vide their report dated May 19, 2022 and November 11, 2021 respectively.

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

SANJEEV Digitally signed by SANJEEV DASGUPTA Date: 2022.11.07

Sanjeev Das Gupta Director DIN: 00090701

Place : Singapore Date: November 07, 2022

VITP Private Limited Corporate Identity Number (CIN): U72200TG1997PTC026801

Registered Office: Capella Block, 5th Floor, Plot no. 17, Software Units Layout, Madhapur, Hyderabad, Rangareddi, Telangana, India Statement of Unaudited Financial Results for the quarter and half year ended September 30, 2022

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,	Preceding Quarter ended	Corresponding Quarter ended	Year to date figures for the	Year to date figures for the	Previous year ended
	2022.	June 30, 2022	September 30, 2021	current period ended	corresponding period ended	March 31, 2022
				September 30,	September 30,	
				2022	2021	
	[Unaudited]	[Unaudited]	[Unaudited]	[Unaudited]	[Unaudited]	Audited
Paid up debt capital	1,20,210.00	1,20,210.00	1,17,710.00	1,20,210.00	1,17,710.00	1,17,710.00
Capital redemption reserve	1,789.39	1,789.39	1,789.39	1,789.39	1,789.39	1,789.39
Debenture redemption reserve	2,609.92	2,447.41	1,973.84	2,609.92	1,973.84	2,286.30
Ratios (not annualised except for March 31, 2022)						
a) Debt Equity Ratio	3.52	3.70	3.77	3.52	3.77	3.69
b) Debt Service Coverage Ratio	1.43	1.46	1.53	1.45	1.43	1.42
c) Interest Service Coverage Ratio	1.43	1.46	1.53	1.45	1.43	1.42
d) CRR/DRR	0.69	0.73	0.91	0.69	0.91	0.78
e) Net worth	44,575.80	43,371.64	39,733.57	44,575.80	39,733.57	42,083.10
f) Current ratio	0.88	0.91	1.05	0.88	1.05	0.94
g) Long term debt to working capital	(19.43)	(27.07)	62.00	(19.43)	62.00	(48.34)
h) Bad debts to account receivable ratio	0.00	0.01	0.01	0.01	0.01	0.01
i) Current liability ratio	0.29	0.29	0.23	0.29	0.23	0.24
j) Total debts to total assets	0.72	0.70	0.73	0.72	0.73	0.73
k) Debtors turnover	15.25	16.42	30.98	48.95	74.73	113.95
Inventory turnover	-	-	-	-	-	-
m) Operating margin %	1.06	1.11	1.12	1.09	1.09	1.09
n) Net profit margin %	0.22	0.24	0.29	0.23	0.23	0.22
o) Asset coverage (in times)	1.41	1.37	1.35	1.41	1.35	1.37

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.
- 1) 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 [Loss before exceptional items and tax Other income + Finance cost] / Revenue from operations.
- n) Net profit margin % represents Profit for the year/Revenue from operations.
- o) Asset Cover represents Net assets of the listed entity available for usecured lenders* / Total Borrowings (unsecured)

*(Property Plant & Equipment (includes Capital work in progress excluding intangible assets and prepaid expenses) +Investments +Cash & Bank Balances + Other current/ Non-current assets excluding deferred tax assets (-) Total assets available for secured lenders/creditors on pari passu/exclusive charge basis under the above heads (-) unsecured current/ non-current liabilities (-) interest accured/payables on unsured borrowings)

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

SANJEEV Digitally signed by SANJEEV DASGUPTA Date: 2022.11.07 16:04:29 +05'30' Sanjeev Das Gupta

Director DIN: 00090701

Place : Singapore Date: November 07, 2022

VITP Private Limited
Corporate Identity Number (CIN): U72200TG1997PTC026801
Registered Office: Capella Block, 5th Floor, Plot no. 17, Software Units Layout, Madhapur, Hyderabad, Rangareddi, Telangana, India Statement of Unaudited Financial Results for the quarter and half year ended September 30, 2022

Statement of assets and liabilities

(Rs.	In]	lal	kl	hs

			(Rs. In lakhs)
S.No.	Particulars	As at September	As at
		30, 2022	March 31,
		[Unaudited]	2022
			[Audited]
	<u>ASSETS</u>		
I	Non-current assets		
	Property, plant and equipment	288.64	323.19
	Investment property	67,853.68	69,585.38
	Invetsment property under development	40,777.41	29,500.26
	Capital work-in-progress	37.04	46.68
	Financial assets		
	Investments	33,880.15	44,880.15
	Loans	16,270.00	16,270.00
	Other financials assets	180.15	51.77
	Income tax assets (net)	5,572.69	5,203.32
	Other non-current assets	10,227.43	8,201.76
		1,75,087.19	1,74,062.51
II	Current assets		
	Financial assets		
	Investments		
	Trade receivables	251.18	189.44
	Cash and cash equivalents	10,295.37	4,923.61
	Loans	12,950.00	12,950.00
	Other financials assets	19,740.25	20,318.47
	Other current assets	511.00	472.53
		43,747.80	38,854.05
	Total assets (I+II)	2,18,834.99	2,12,916.56
	EQUITY AND LIABILITIES		
III	Equity		
	Share capital	10,589.82	10,589.82
	Other equity	33,985.98	31,493.28
	Outer equity	44,575.80	42,083.10
IV	Non-current liabilities	44,373.80	12,000.10
-	Financial liabilities		
	Borrowings	1,20,038.46	1,24,574.76
	Other financial liabilities	1,961.42	2,251.57
	Long term provisions	126.26	126.26
	Deferred tax liabilities (net)	1,993.57	2,136.98
	Other non-current liabilities	214.26	312.75
	Other hori-current habilities	1,24,333.97	1,29,402.32
v	Current liabilities	1,24,333.51	1,27,402.32
'	Financial liabilities		
	Borrowings		
	Trade payables		
	- Dues of micro enterprises and small enterprises	3.21	127.57
	- Dues of micro enterprises and small enterprises - Dues of creditors other than micro and small enterprises	2,142.34	2,183.29
	Other financial liabilities	47,031.81	38,505.71
	Other rmancial habilities Other current liabilities		
	Other current natinities	747.86 49,925.22	614.57 41,431.14
	T-(-1 (1 !-1 !!!! (TT TY Y/)		
	Total equity and liabilities (III+IV+V)	2,18,834.99	2,12,916.56

VITP Private Limited

Corporate Identity Number (CIN): U72200TG1997PTC026801

Registered Office: Capella Block, 5th Floor, Plot no. 17, Software Units Layout, Madhapur, Hyderabad, Rangareddi, Telangana, India Statement of Unaudited Financial Results for the quarter and half year ended September 30, 2022

Statement of Cash flows

(Rs. In lakhs)

Statement of Cash flows		(Rs. In lakhs)
Particulars	Year to date figures for the current period ended September 30, 2022 [Unaudited]	Year to date figures for the current period ended September 30, 2021 [Unaudited]
A. Cash flow from operating activities		
Profit before tax	3,653.59	3,517.68
Adjustments for:		
Depreciation expense	2,481.28	2,383.64
Finance income	(5,674.83)	(5,540.56)
Amortisation of marketing fees	214.36	137.89
Provision no longer required written back	_	(486.54)
Provision for litigations	-	29.43
Finance costs	8,179.61	8,158.89
Provision for credit impaired trade receivables	1.40	1.58
Operating Profit before working capital changes	8,855.41	8,202.01
Working capital adjustments		
Increase/(Decrease) in trade payables	(165.31)	394.74
Increase/(Decrease) in other financial liabilities	411.72	(82.93)
Increase in other liabilities	133.30	7.12
Decrease in deferred revenue	(98.49)	(25.47)
(Increase)/Decrease in trade receivables	(63.14)	87.66
(Increase) / Decrease in other financial assets	(97.08)	25.48
Increase in other assets	(2,278.65)	(467.14)
Cash generated from operations	6,697.76	8,141.47
Taxes paid (net of refunds)	(1,673.67)	186.35
Net cash flow from operating activities	5,024.09	8,327.82
B. Cash flow from investing activities		
Purchase of property, plant and equipment including investment property, capital work- in-progress and capital advance	(10,055.60)	(4,125.03)
Interest received (finance income)	6,350.13	818.38
Investments in bank deposits (having original maturity of more than three months)	(128.38)	-
Proceeds from redemption of non-convertible debentures	11,000.00	-
Net cash flow from/ (used in) investing activities	7,166.15	(3,306.65)
C. Cash flow from financing activities		
Proceeds from long term borrowings	2,500.00	-
Repayment of long term borrowings	(7,000.00)	-
Interest paid	(2,318.48)	(3,278.54)
Net cash used in financing activities	(6,818.48)	(3,278.54)
Net increase in cash and cash equivalents	5,371.76	1,742.64
Cash and cash equivalents at the beginning of the period	4,923.61	8,747.72
Cash and cash equivalents at the end of the period	10,295.37	10,490.36