

13 February 2025

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

Dear Sirs/ Madam,

Sub: Submission of Un-audited standalone and consolidated financial results for the quarter and nine months ended 31 December 2024.

Ref: Security Code: 960461, ISIN: INE743G08100

Company: VITP Private Limited

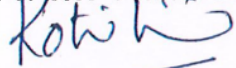
Further to our communication dated 6 February 2025 and 11 February 2025, the Board of Directors of the Company at its Meeting held on 13 February 2025 has inter alia, considered and approved Un-audited Standalone & Consolidated Financial Results for the quarter and nine months ended 31 December 2024 along with the Report by 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 the M/s Deloitte Haskins & Sells (Firm Registration No. 008072S) Statutory Auditors of the Company on the Un-audited standalone & consolidated financial results of the Company for the quarter and nine months ended 31 December 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 & consolidated Financial Results for the quarter and nine months ended 31 December 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)



VITP Private Limited
International Tech Park Hyderabad, 5th Floor, Capella
Plot 17, Software Units Layout
Madhapur
Hyderabad 500 081, Telengana, India
CIN: U72200TG1997PTC026801
Tel (91) 40 6628 5000

13 February 2025

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 for Unaudited standalone & consolidated financial results for the quarter and nine months ended 31 December 2024 : -

Unaudited standalone financial results for the quarter and nine months ended December 31, 2024

Rs. in million unless otherwise stated

Sl no	Particulars	Quarter ended December 31, 2024 (Unaudited)	Preceding Quarter ended September 30, 2024 (Unaudited)	Corresponding Quarter ended December 31, 2023 (Unaudited)	Year to date figures for the current period ended December 31, 2024 (Unaudited)	Year to date figures for the corresponding period ended December 31, 2023 (Unaudited)	Previous year ended March 31, 2024 (Audited)
1	Debt Equity ratio	2.33	2.38	2.63	2.33	2.63	2.55
2	Net worth	6,500.13	6,242.20	5,366.53	6,500.13	5,366.53	5,621.89
3	Debt Service Coverage Ratio	0.32	0.35	1.62	0.76	1.88	0.82

4	Interest Service Coverage Ratio	1.96	2.21	1.62	2.08	1.88	1.89
5	Debtore Redemption Reserve	314.01	305.75	275.97	314.01	275.97	289.23
6	Net profit/loss after tax	257.93	327.09	157.55	878.24	692.17	947.54
7	Basic & Diluted Earnings per share	21.74	27.47	13.30	74.02	58.42	80.02
8	Current ratio	1.11	0.51	0.76	1.11	0.76	0.79
9	Long term debt to working capital	24.13	(2.93)	(6.71)	24.13	(6.71)	(7.06)
10	Bad debts to Account receivable ratio	-	-	-	-	0.03	0.03
11	Current liability ratio	0.21	0.39	0.37	0.21	0.37	0.38
12	Total debts to total assets	0.62	0.63	0.64	0.62	0.64	0.63
13	Debtors turnover	4.78	4.50	10.42	20.03	51.02	50.66
14	Inventory turnover	-	-	-	-	-	-
15	Operating margin %	0.52	0.63	0.50	0.59	0.49	0.51
16	Net profit margin %	0.29	0.36	0.20	0.33	0.32	0.31
17	Sector specific equivalent ratios	-	-	-	-	-	-

Unaudited consolidated financial results for the quarter and nine months ended December 31, 2024

Rs. in million unless otherwise stated

Sl no.	Particulars	Quarter ended December 31, 2024 (Unaudited)	Preceding Quarter ended September 30, 2024 (Unaudited)	Year to date figures for the current period ended December 31, 2024 (Unaudited)
1	Debt Equity ratio	2.72	2.64	2.72
2	Net worth	6,500.14	6,242.21	6,500.14
3	Debt Service Coverage Ratio	0.32	0.35	0.76

4	Interest Service Coverage Ratio	1.96	2.21	2.08
5	Debenture Redemption Reserve	314.01	305.75	314.01
6	Net profit/loss after tax	257.93	327.09	878.24
7	Basic & Diluted Earnings per share	22.04	27.53	75.05
8	Current ratio	0.96	0.48	0.96
9	Long term debt to working capital	(64.34)	(2.92)	(64.34)
10	Bad debts to Account receivable ratio	-	-	-
11	Current liability ratio	0.21	0.38	0.21
12	Total debts to total assets	0.64	0.63	0.64
13	Debtors turnover	4.78	4.50	20.03
14	Inventory turnover	-	-	-
15	Operating margin %	0.52	0.63	0.59
16	Net profit margin %	0.29	0.36	0.33
17	Sector specific equivalent ratios	-	-	-

For VITP Private Limited

Kotilingam Koppu

Kotilingam Koppu
Company Secretary
(A-17903)

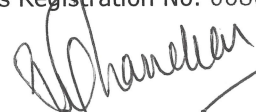


INDEPENDENT AUDITOR'S REVIEW REPORT ON REVIEW OF INTERIM UNAUDITED STANDALONE FINANCIAL RESULTS

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 nine months ended December 31, 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)



Shreedhar Ghanekar
(Partner)
(Membership No. 210840)
(UDIN: 25210840BMMJHM8561)

Place: Bengaluru
Date: February 13, 2025
SMG/AN/2025

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 nine months ended December 31, 2024

(Rs. In millions)

S.No.	Particulars	Quarter ended December 31, 2024	Preceding Quarter ended September 30, 2024	Corresponding Quarter ended December 31, 2023	Year to date figures for the current period ended December 31, 2024	Year to date figures for the corresponding period ended December 31, 2023	Previous year ended March 31, 2024
		[Unaudited]	[Unaudited] Refer note 6	[Unaudited]	[Unaudited] Refer note 6	[Unaudited]	[Audited]
1	Income						
	a) Revenue from operations	902.71	900.12	780.06	2,691.47	2,169.81	3,075.07
	b) Other income (Refer Note 3)	286.79	265.78	227.83	793.23	907.91	1,135.49
	Total income	1,189.50	1,165.90	1,007.89	3,484.70	3,077.72	4,210.56
2	Expenses						
	a) Employee benefits expense	1.78	1.65	2.51	5.50	6.21	8.15
	b) Finance costs	386.11	377.65	380.05	1,141.75	1,153.91	1,527.80
	c) Depreciation expense	156.41	157.16	205.15	468.36	587.72	815.71
	d) Other expenses	276.20	173.69	186.11	632.23	503.01	684.04
	Total expenses	820.50	710.15	773.82	2,247.84	2,250.85	3,035.70
3	Profit before exceptional item and Tax (1-2)	369.00	455.75	234.07	1,236.86	826.87	1,174.86
4	Exceptional item (Refer Note 4)	-	-	-	-	185.00	185.00
5	Profit before tax (3 + 4)	369.00	455.75	234.07	1,236.86	1,011.87	1,359.86
6	Tax expenses						
	a) Current tax	95.94	110.79	56.69	300.44	185.36	255.61
	b) Deferred tax	15.13	17.87	19.83	58.18	134.34	156.71
	Total tax expenses	111.07	128.66	76.52	358.62	319.70	412.32
7	Profit for the period (5-6)	257.93	327.09	157.55	878.24	692.17	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)	257.93	327.09	157.55	878.24	692.17	947.53
10	Paid up equity share capital (10,589,824 equity shares having Face value of Rs. 100/- each)	1,058.98	1,058.98	1,058.98	1,058.98	1,058.98	1,058.98
	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) (Refer note 6)						
	Basic (Rs.)	21.74	27.47	13.30	74.02	58.42	80.02
	Diluted (Rs.)	21.74	27.47	13.30	74.02	58.42	80.02

Notes:

- The above unaudited standalone financial results of VITP Private Limited ('the Company') for the quarter and nine months ended December 31, 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 February 13, 2025. The statutory auditors of the Company have carried out limited review of the above unaudited standalone financial results for the quarter and nine months ended December 31, 2024 and have issued unmodified review conclusion on the financial results.
- The 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.



3. 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 period year to date ended December 31, 2023 and the previous year ended March 31, 2024.

4. 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 standalone results for the period year to date ended December 31, 2023 and the previous year ended March 31, 2024.

5. CapitalLand India IFSC Fund and Ascendas Property Fund (FDI) Pte Limited (APFF) entered into a Debenture Purchase Agreement dated January 06, 2025 to transfer 33,000,000 Non-convertible debentures of Rs 100 each amounting to Rs 3,300 million issued by the Company held by APFF. The Board of directors of the Company has taken note of this transfer at its meeting held on February 13, 2025.

6. On July 10, 2024, the Company set up a wholly owned subsidiary, "ITPH Data Centre Private Limited" ("ITPH") and subscribed to 1,000 equity shares of Rs 10 each amounting to Rs 10,000.

The Board of Directors of the Company at their meeting held on September 09, 2024 approved a draft Scheme of Arrangement between the Company ("Demerged company") and ITPH ("Resulting company") and their respective shareholders (hereinafter referred to as "the Scheme") for demerger of the Demerged Undertaking (as defined in the Scheme) of the Demerged company into the Resulting company with appointed date of August 1, 2024, on a going concern basis under Section 233 of the Companies Act, 2013. The same has been treated as a common control business combination in line with Ind AS 103 - Business Combinations.

The Company filed the said Scheme with the Regional Director (MCA), South region, and obtained the Order approving the Scheme on December 11, 2024. Upon filing with the Registrar of Companies, the Scheme became operative from December 20, 2024. The Demerged Undertaking meets the requirement of classification as discontinued operations in accordance with Ind AS 105 - "Non-current Assets Held for Sale and Discontinued Operations". The said Scheme however does not have an impact on the statement of profit and loss considering the Resulting company is still in the process of constructing the asset and has no income/expenses and hence no consequential impact has been given in the results for the relevant periods presented.

The Summary of Assets and Liabilities transferred by the Demerged company to the Resulting company as at August 01, 2024 (Appointed date) is as follows:

Particulars	Rs in millions	Rs in millions
Assets:		
Land	22.71	
Investment property under development	2,355.07	
Capital Advances	515.27	
Input Tax credit	1.35	
Cash and cash equivalents	52.53	
Total		2,946.93
Liabilities:		
Trade and other payables	264.04	
Borrowings	1,002.02	
Retention creditors	96.14	
Total		1,362.20
Net Assets (receivable from Resulting company)*		1,584.73

* to be discharged by way of cash. The receivable has been disclosed in the books of the Company as "other non current financial assets" as at December 31, 2024.

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



Sanjeev Das Gupta
Director
DIN : 00090701



Place: Chennai

Date: February 13, 2025



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 December 31, 2024	Preceding Quarter ended September 30, 2024	Corresponding Quarter ended December 31, 2023	Year to date figures for the current period ended December 31, 2024	Year to date figures for the corresponding period ended December 31, 2023	Previous year ended March 31, 2024
	[Unaudited]	[Unaudited] Refer note 6	[Unaudited]	[Unaudited] Refer note 6	[Unaudited]	[Audited]
Paid up debt capital (Rs. in millions)	12,301.94	11,752.67	11,752.34	12,301.94	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)	314.01	305.75	275.97	314.01	275.97	289.23
Ratios (not annualized except for March 31, 2024)						
a) Debt Equity Ratio	2.33	2.38	2.63	2.33	2.63	2.55
b) Debt Service Coverage Ratio	0.32	0.35	1.62	0.76	1.88	0.82
c) Interest Service Coverage Ratio	1.96	2.21	1.62	2.08	1.88	1.89
d) CRR/DRR	0.57	0.59	0.65	0.57	0.65	0.62
e) Net worth (Rs. in millions)	6,500.13	6,242.20	5,366.53	6,500.13	5,366.53	5,621.89
f) Current ratio	1.11	0.51	0.76	1.11	0.76	0.79
g) Long term debt to working capital	24.13	(2.93)	(6.71)	24.13	(6.71)	(7.06)
h) Bad debts to account receivable ratio	-	-	-	-	0.03	0.03
i) Current liability ratio	0.21	0.39	0.37	0.21	0.37	0.38
j) Total debts to total assets	0.62	0.63	0.64	0.62	0.64	0.63
k) Debtors turnover	4.78	4.50	10.42	20.03	51.02	50.66
l) Inventory turnover	-	-	-	-	-	-
m) Operating margin %	0.52	0.63	0.50	0.59	0.49	0.51
n) Net profit margin %	0.29	0.36	0.20	0.33	0.32	0.31
o) Asset coverage (in times)						

Refer note under the head Note i 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:

- i 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.
- ii The assets and liabilities as at September 30, 2024 have been restated consequent to Demerger as stated in note no 6 of the results.

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



Sanjeev Das Gupta
Director

DIN : 00090701



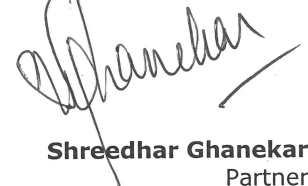
Place: Chennai
Date: February 13, 2025

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 nine months ended December 31, 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.

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



Shreedhar Ghanekar
Partner
(Membership No. 210840)
(UDIN: 25210840BMMJHN4457)

Place: Bengaluru
Date: February 13, 2025
SMG/AN/2025

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 nine months ended December 31, 2024

(Rs. In millions)

S.No.	Particulars	Quarter ended December 31, 2024	Preceding Quarter ended September 30, 2024	Year to date figures for the current period ended December 31, 2024
		[Unaudited]	[Unaudited]	[Unaudited]
1	Income			
	a) Revenue from operations	902.71	900.12	2,691.47
	b) Other income	286.79	265.78	793.23
	Total income	1,189.50	1,165.90	3,484.70
2	Expenses			
	a) Employee benefits expense	1.78	1.65	5.50
	b) Finance costs	386.11	377.65	1,141.75
	c) Depreciation expense	156.41	157.16	468.36
	d) Other expenses	276.20	173.69	632.23
	Total expenses	820.50	710.15	2,247.84
3	Profit before exceptional item and Tax (1-2)	369.00	455.75	1,236.86
4	Exceptional item	-	-	-
5	Profit before tax (3 + 4)	369.00	455.75	1,236.86
6	Tax expenses			
	a) Current tax	95.94	110.79	300.44
	b) Deferred tax	15.13	17.87	58.18
	Total tax expenses	111.07	128.66	358.62
7	Profit for the period attributable to the owners of the Company (5-6)	257.93	327.09	878.24
8	Other comprehensive income ('OCI') attributable to the owners of the Company			
	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 attributable to the owners of the Company (7+8)	257.93	327.09	878.24
10	Paid up equity share capital (10,589,824 equity shares having Face value of Rs. 100/- each)	1,058.98	1,058.98	1,058.98
	Earnings per equity share (not annualized)			
	Basic (Rs.)	22.04	27.53	75.05
	Diluted (Rs.)	22.04	27.53	75.05

Notes:

- The unaudited consolidated financial results for the quarter and nine months ended December 31, 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 February 13, 2025. The statutory auditors of the Company have carried out limited review of these unaudited consolidated financial results for the quarter and nine months ended December 31, 2024 and have issued unmodified review conclusion on the consolidated financial results.
- 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").



3. On July 10, 2024, the Company set up a wholly owned subsidiary, "ITPH Data Centre Private Limited" ("ITPH") and subscribed to 1,000 equity shares of Rs 10 each amounting to Rs 10,000.

The Board of Directors of the Company at their meeting held on September 09, 2024 approved a draft Scheme of Arrangement between the Company ("Demerged company") and ITPH ("Resulting company") and their respective shareholders (hereinafter referred to as "the Scheme") for demerger of the Demerged Undertaking (as defined in the Scheme) of the Demerged company into the Resulting company with appointed date of August 1, 2024, on a going concern basis under Section 233 of the Companies Act, 2013. The same has been treated as a common control business combination in line with Ind AS 103 - Business Combinations.

The Company filed the said Scheme with the Regional Director (MCA), South region, and obtained the Order approving the Scheme on December 11, 2024. Upon filing with the Registrar of Companies, the Scheme became operative from December 20, 2024. The Demerged Undertaking meets the requirement of classification as discontinued operations in accordance with Ind AS 105 - "Non-current Assets Held for Sale and Discontinued Operations". The said Scheme however does not have an impact on the statement of profit and loss considering the Resulting company is still in the process of constructing the asset and has no income/expenses and hence no consequential impact has been given in the results for the relevant periods presented.

The Summary of Assets and Liabilities transferred by the Demerged Company to the Resulting Company as at August 01, 2024 (Appointed date) is as follows:

Particulars	Rs in millions	Rs in millions
Assets:		
Land	22.71	
Investment property under development	2,355.07	
Capital Advances	515.27	
Input Tax credit	1.35	
Cash and cash equivalents	52.53	
Total		2,946.93
Liabilities:		
Trade and other payables	264.04	
Borrowings	1,002.02	
Retention creditors	96.14	
Total		1,362.20
Net Assets (receivable from Resulting Company)*		1,584.73

* to be discharged by way of cash.

4. The above unaudited consolidated financial results for the quarter and nine months ended December 31, 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.
5. CapitalLand India IFSC Fund and Ascendas Property Fund (FDI) Pte Limited (APFF) entered into a Debenture Purchase Agreement dated January 06, 2025 to transfer 33,000,000 Non-convertible debentures of Rs 100 each amounting to Rs 3,300 million issued by the Company held by APFF. The Board of directors of the Company has taken note of this transfer at its meeting held on February 13, 2025.
6. Consequent to the incorporation of the wholly owned subsidiary, ITPH Data Centre Private Limited on July 10, 2024, the Group has presented its unaudited consolidated financial results from the previous 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



Sanjeev Das Gupta
Director
DIN : 00090701



Place: Chennai
Date: February 13, 2025



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 December 31, 2024	Preceding Quarter ended September 30, 2024	Year to date figures for the current period ended December 31, 2024
	[Unaudited]	[Unaudited]	[Unaudited]
Paid up debt capital (Rs. in millions)	14,828.47	13,356.67	14,828.47
Capital redemption reserve (Rs. in millions)	178.94	178.94	178.94
Debenture redemption reserve (Rs. in millions)	314.01	305.75	314.01
Ratios (not annualized)			
a) Debt Equity Ratio	2.72	2.64	2.72
b) Debt Service Coverage Ratio	0.32	0.35	0.76
c) Interest Service Coverage Ratio	1.96	2.21	2.08
d) CRR/DRR	0.57	0.59	0.57
e) Net worth (Rs. in millions)	6,500.14	6,242.21	6,500.14
f) Current ratio	0.96	0.48	0.96
g) Long term debt to working capital	(64.34)	(2.92)	(64.34)
h) Bad debts to account receivable ratio	-	-	-
i) Current liability ratio	0.21	0.38	0.21
j) Total debts to total assets	0.64	0.63	0.64
k) Debtors turnover	4.78	4.50	20.03
l) Inventory turnover	-	-	-
m) Operating margin %	0.52	0.63	0.59
n) Net profit margin %	0.29	0.36	0.33
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



Sanjeev Das Gupta
Director
DIN : 00090701



Place: Chennai
Date: February 13, 2025