

CHARISMATIC INFRATECH PRIVATE LIMITED

Regd. Off. Half Basement No.2, 15, East of Kailash Community Centre, Sandhya Deep Building New Delhi-110065
Corporate Identity Number (CIN): U70109DL2012PTC233768, Tel. no.011-47073619, email:satnamcs@gmail.com

Date: 08/11/2019

BSE Limited

25th Floor, P. J. Towers,
Dalal Street, Fort,
Mumbai – 400 001

Scrip Code: 948297

ISIN: INE858N07021

Sub: Un-Audited Financial Results for the half year ended on the 30th September, 2019, under Regulation 52(2), Information under Regulation 52(4) and Certificate from Debenture Trustee under Regulation 52(5) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (Listing Regulations)

With reference to captioned matter, please find enclosed herewith:

1. Un-Audited Financial Results for the half year ended on the 30th September, 2019, along with Limited Review Report thereon. (Annexure-I)
2. Information under regulation 52(4) of Listing Regulations. (Annexure – II)
3. Certificate from Debenture Trustee under regulation 52(5) of Listing Regulations. (Annexure – III)
4. Certificate of Assets Cover under Regulation 54 of Listing Regulations. (Annexure – IV)
5. Statement indicating material deviation, if any, in the use of proceeds of issue of non-convertible debt securities, as required under Regulation 52(7) of the Listing Regulations for the half year ended on 30th September, 2019. (Annexure –V)

The same is for your information and records please.

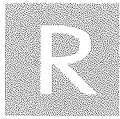
Thanking you,

For **Charismatic Infratech Private Limited**



Shirish Saha
Director
DIN: 01244477

Encl: a/a



We have reviewed the accompanying statement of unaudited financial results of **M/s. Charismatic Infratech Private Limited** for the period ended **September'2019**. This statement is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to issue a report on these financial statements based on our review.

We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with applicable accounting standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

Emphasis of Matter

1. The financial statements indicates that the Company has incurred loss during current quarter. Consequently, its Net Worth is Negative. Moreover, the Current Liability exceeds its Current assets at the Balance Sheet date. However, the financial statements of the Company have been prepared on going concern basis for the reason stated in said Note.
2. Other Financial Liability includes Rs. 10.75 Crores outstanding to DMI Finance Limited is part of funds raised through issue of Debentures amounting to Rs. 100 Crores @ 20% P.a. during the FY 2015-16. Out of Debenture proceeds Rs. 95 Crores were given to APIL as per the terms of ICD facility agreement @ 20.50% P.a. As on 30th September'2019, out of such Rs. 10.75 Crores payable, only Rs. 59.76 Lakhs is receivable from Ansal Properties & Infrastructure Limited.

For Ravi Rajan & Co. LLP

Chartered Accountants

FRN-009073N/N500320


B.S. Rawat
(Partner)

Membership No. 034159

UDIN: 19034159AAAAD7709

Place: New Delhi

Date: 08-11-2019

Charismatic Infratech Private Limited
CIN:U70109DL2012PTC233768
CASH FLOW STATEMENT FOR THE HALF YEAR ENDED 30th Sept 2019

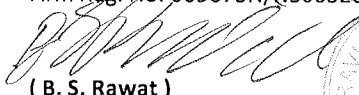
Particulars	Half Year ended 30th	For Year ended
	Sept 2019	March 31, 2019
	Amount (Rs)	Amount (Rs)
A. Cash flow from operating activities		
Profit/(loss) before tax	(10,545,718)	(35,128,527)
Adjustments for:		
Finance costs	25,383,348	103,982,819
Interest income	(15,702,005)	(97,177,631)
Operating profit/(loss) before working capital changes	(864,375)	(28,323,339)
Changes in working capital:		
Adjustments for (increase)/decrease in operating assets:		
Other Non- current assets	(1,643,788)	(5,308,631)
Other Current financial liabilities	(6,917)	(1,603,725)
Other Current liabilities	(315,674)	(27,901,654)
Cash generated from/(used in) operations	(2,830,753)	(63,137,349)
Net income tax paid	-	-
Net cash flow from operating activities - (A)	(2,830,753)	(63,137,349)
B. Cash flow from investing activities		
Receipt from ICD Installment	212,322,264	415,431,859
Interest received	15,702,005	97,177,631
Net cash flow used in investing activities - (B)	228,024,269	512,609,490
C. Cash flow from financing activities		
Repayment of Debts	(199,798,804)	(345,598,374)
Finance Cost	(25,383,348)	(103,982,819)
	(225,182,152)	(449,581,193)
D. Net increase / (decrease) in Cash and cash equivalents (A+B+C)	11,364	(109,052)
E. Cash and cash equivalents at the beginning of the year	394,390	503,442
F. Cash and cash equivalents at the end of the year	405,754	394,390

As per report of even date attached

For Ravi Rajan & Co. LLP

Chartered Accountants

Firm Reg. No. 009073N/N500320



(B. S. Rawat)

Partner

M. No. 034159

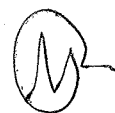
Place: New Delhi

Date: 08-11-19





For and on behalf of the Board



Manoj Kumar
Director

DIN : 08582567



Shirish Saha
Director


DIN : 01244477

Charismatic Infratech Private Limited
CIN:U70109DL2012PTC233768
STATEMENT OF ASSETS AND LIABILITIES

Particulars	Amount as at 30th Sept 2019	Amount as at 31st March 2019
Assets		
Non Current assets		
Property ,Plant and Equipment		
Financial Assets		
(i) Loans	-	-
(ii) Other Financial assets		
Current Assets		
(iii) Inventories	-	-
Financial Assets		
(i) Trade Receivables		
(ii) Cash and Cash equivalents	405,754	394,390
(iii) Loans		
(iv) Others	5,976,497	218,298,761
Current Tax assets (Net)	27,458,337	25,864,549
Other Current Assets	4,480,000	4,430,000
Total	38,320,588	248,987,700
EQUITY AND LIABILITIES		
Equity share capital	500,000	500,000
Other Equity	(126,605,173)	(116,059,455)
Non Current Liabilities		
Financial Liabilities		
Borrowings	-	-
(ii) Trade Payables		
(iii) Other Financial Liabilities		
Provisions		
Deffered Tax Liabilities		
Other Non Current Liabilities		
Current Liabilities		
Financial Liabilities		
(i) Borrowings		
(ii) Trade Payables		
(iii) Other Financial Liabilities	164,422,213	364,536,691
Other Current Liabilities	3,548	10,464
Short Term Provisions		
Current Tax Liabilities (Net)		
Total	38,320,588	248,987,700

As per our Report attached

For Ravi Rajan & Co LLP
Chartered Accountants
Firm Reg. No. 009073N/N500320


(B. S. Rawat)
Partner
M. No. 034159



For and on behalf of the Board


Manoj Kumar
Director
DIN : 08582567


Shirish Saha
Director
DIN : 01244477

Place: New Delhi
Date: 08-11-19

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CHARISMATIC INFRA TECH PRIVATE LIMITED
STATEMENT OF UNAUDITED FINANCIAL RESULT FOR THE QUARTER AND SIX MONTHS ENDED 30TH SEPTEMBER 2019

Sr No	Particulars	Quarter ended			Half Year ended		YEAR ENDED
		30/09/2019 (Unaudited)	30/06/2019 (Unaudited)	30/09/2018 (Unaudited)	30/09/2019 (Unaudited)	30/09/2018 (Unaudited)	31/03/2019 (Audited)
I	Income						
	(a) Revenue from operations	-	-	-	-	-	-
	(b) Other Income	5,179,012	10,522,993	26,243,450	15,702,005	56,831,630	97,177,631
II	Total Income	5,179,012	10,522,993	26,243,450	15,702,005	56,831,630	97,177,631
III	Expenses						
	(a) Consumption of Materials Consumed/ construction cost	-	-	-	-	-	-
	(b) (Increase)/decrease in stock-in-trade and work in progress	-	-	-	-	-	-
	(c) Employees benefits expense	-	-	-	-	-	-
	(d) Finance Cost	10,383,284	15,000,064	27,899,969	25,383,348	60,057,612	103,982,819
	(e) Depreciation and amortization expense	-	-	-	-	-	-
	(f) Other Expenditure	12,354	9,542	1,419,551	21,895	1,566,006	7,099,666
IV	Total Expenses	10,395,638	15,009,606	29,319,519	25,405,243	61,623,618	111,082,485
V	Loss before exceptional items and tax (II - IV)	(5,216,626)	(4,486,613)	(3,076,069)	(9,703,238)	(4,791,987)	(13,904,854)
VI	Exceptional Items						
	Provision for Impairment in value of Investments	-	-	-	-	-	-
VII	Profit / (Loss) before taxes (V-VI)	(5,216,626)	(4,486,613)	(3,076,069)	(9,703,238)	(4,791,987)	(13,904,854)
VIII	Tax expenses						
	-Current Tax	-	-	-	-	-	-
	-Deferred Tax	-	-	-	-	-	-
	-MAT	-	-	-	-	-	-
	-Tax pertaining to earlier years	-	842,480	-	842,480	-	21,223,673
	Total Tax	-	842,480	-	842,480	-	21,223,673
IX	Profit / (Loss) after Tax (VII-VIII)	(5,216,626)	(5,329,093)	(3,076,069)	(10,545,718)	(4,791,987)	(35,128,527)
X	Share of Profit/(loss) in Associates/Joint ventures	-	-	-	-	-	-
XI	Net Profit/ (Loss) for the period (IX+X)	(5,216,626)	(5,329,093)	(3,076,069)	(10,545,718)	(4,791,987)	(35,128,527)
XII	Profit/(Loss) attributable to:						
	Owner of the Company	(5,216,626)	(5,329,093)	(3,076,069)	(10,545,718)	(4,791,987)	(35,128,527)
	Non controlling interest	-	-	-	-	-	-
XIII	Other Comprehensive Income (net of tax)						
XIV	Total Comprehensive Loss for the period [Comprising Loss (after tax) and Other Comprehensive Income (XI+XIII)]	(5,216,626)	(5,329,093)	(3,076,069)	(10,545,718)	(4,791,987)	(35,128,527)
XV	Total Comprehensive Income/(Loss) for the period [Comprising Profit / (Loss) (after tax) and Other Comprehensive Income attributable to: Owner of the Company Non controlling interest]	(5,216,626)	(5,329,093)	(3,076,069)	(10,545,718)	(4,791,987)	(35,128,527)
XVI	Paid up Equity Share Capital (Face value of Rs 10 per equity share)	500,000	500,000	500,000	500,000	500,000	500,000
XVII	Reserves excluding Revaluation Reserves as per balance sheet of the previous accounting year	-	-	-	-	-	(116,059,455)
XVIII	Earning Per Share (EPS) (Rs.) (not annualized)						
	Before Extraordinary Items						
	(a) Basic	(104.33)	(106.58)	(61.52)	(210.91)	(95.84)	(702.57)
	(b) Diluted	(104.33)	(106.58)	(61.52)	(210.91)	(95.84)	(702.57)
	After Extraordinary Items						
	(a) Basic	(104.33)	(106.58)	(61.52)	(210.91)	(95.84)	(702.57)
	(b) Diluted	(104.33)	(106.58)	(61.52)	(210.91)	(95.84)	(702.57)

For Ravi Rajan & Co. LLP
Chartered Accountants
Firm Reg. No. 009973N/N500320

(B. S. Rawat)
Partner
M. No. 034159
Place: New Delhi

Date: 08-11-19




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For and on behalf of the Board


Manoj Kumar
Director
DIN : 08582567


Shirish Saha
Director
DIN : 01244477


Satinder Singh
CFO

CHARISMATIC INFRATECH PRIVATE LIMITED

Regd. Off. Half Basement No.2, 15, East of Kailash Community Centre, Sandhya Deep Building New Delhi-110065
Corporate Identity Number (CIN): U70109DL2012PTC233768, Tel. no.011-47073619, email:satnamcs@gmail.com

Date: 08th November 2019

Vistra ITCL (India) Limited

IL & FS Financial Centre, Plot No. – C 22,
G Block, Bandara Kurla Complex,
Bandra (East), Mumbai - 400051

Dear Sir,

Sub: Half Yearly Communication to Stock Exchange

In compliance of the requirements of Regulation 52, Sub- Regulation (4) and (5) of Securities and Exchange Board of India (Listed Obligation and Disclosure Requirements) Regulation, 2015 for Non- Convertible Debt Securities in respect of Secured Redeemable Non-Convertible Debentures aggregating to Rs. 100/- Crores, we are giving below the following information as on September 30, 2017:

- a) Credit Rating of the Debentures : BWR D- (Downgrade)
- b) Asset Cover available : 2.45
- c) Debt-Equity Ratio : (0.85)
- d) Previous due date for the payment of interest/ principal and whether the same has been paid or not :
 - o Previous due date for the payment of Interest:- 15th Sep 2019
 - o Previous due date for the repayment of Principle:- 15th Sep 2019
 - o Whether the Interest has been paid :- Yes (till June 2019)
- e) Next due date for the payment of interest/ principal:
 - o Interest: 9th Dec 2019
 - o Principle: 9th Dec 2019
 - o Redemption Amount: 20,93,151/-
- f) Debt Service Coverage Ratio: 0.07
- g) Interest Service Coverage Ratio: 0.58
- h) Debenture Redemption Reserve: NIL
- i) Net Worth: (12,61,05,173/-)
- j) Net Profit After Tax: (1,05,45,718/-)
- k) Earnings Per Share: -210.91

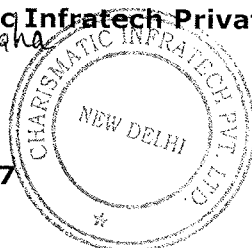
You are requested to kindly take the same on record

Thanking You

Sincerely,

For **Charismatic Infratech Private Limited**

Shirish Saha
Shirish Saha
Director
DIN: 01244477





UDIN: 19095584AAAAALQ4078

TO WHOMSOEVER IT MAY CONCERN**VISTRA ITCL (INDIA) LIMITED**

The IL&FS Financial Centre

Plot C-22, G Block

Bandra-Kurla Complex

Bandra(East)

Mumbai 400051

Re: Details of Security Cover, Debenture Redemption Reserve, Valuation of Book Debts and Debt-Equity Ratio in respect of 100 Listed, Rated, Secured, Cumulative and Redeemable Non Convertible Debentures issued at face value of Rs. 10,00,000/- each for an aggregate amount of Rs. 100,00,00,000/- by M/s Charismatic Infratech Private Limited.

We M/s M.L. Puri & Co., do hereby confirmed that M/s Charismatic Infratech Private Limited, a company incorporated under the Companies Act, 1956 and having its registered office at Half Basement No.2, 15, East of Kailash Community Centre, Sandhya Deep Building, New Delhi- 110065., and certify as under:

1) Security Cover

Nature of Security	Security Creation(as on 30 th Sept'19)
(a) First charge and mortgage on the entire right title and interest in the land and development rights pertaining to the projects i.e., "Celeb Meadows" and "Paradise Diamond" at Lucknow, Uttar Pradesh;	First charge and mortgage on the entire right title and interest in the Lucknow project land and development right pertaining to project i.e., "Celeb Meadows" and "Paradise Diamond"
(b) Escrow of the receivable of the Lucknow project and first charge by way of hypothecation over the Escrow account in respect thereof;	Escrow of the receivable of the project i.e., "Celeb Meadows", "Paradise Diamond" and the first charge by way of hypothecation over the Escrow account in respect thereof;
(c) Guarantee of the promoter (APIL) and Mr Pranav Ansal	Provided
(d) Demand Promissory Note and Letter of Continuity Note for an amount upto the debenture payment and interest	Provided
(e) Pledge of 5,55,64,816 shares of promoter by the Security Provider	Pledge of shares of promoters having market value not less than Rs. 9 crore.

**Branches**
 Mumbai
 022-28206969

 Jaipur
 0141-2605453

 Faridabad
 9810190267

 Patna
 9630918370

2) Security Cover Ratio

The following security cover ratio shall be maintained till final settlement date (Rs. in Crores)

a) Net Realizable Value(NRV) for the project "Celebrity Meadow"

$$\begin{array}{l} \text{Total outstanding amount} \\ = \frac{\text{18 Crores}}{\text{11 Crores}} = 1.64 \text{ Times} \end{array}$$

b) Net Realizable Value (NRV) of shares of promoters

$$\begin{array}{l} \text{Total outstanding amount} \\ = \frac{\text{9 Crores}}{\text{11 Crores}} = 0.82 \text{ Times} \end{array}$$

$$\begin{array}{l} \text{Total (Security Cover) Ratio} \\ = \frac{\text{27 Crores}}{\text{11 Crores}} = 2.45 \text{ Times} \end{array}$$

3) Debenture Redemption Reserve (as on 30th Sept'19)

As per section 71 of the Companies Act, 2013, read with The Companies (Share Capital & Debentures) Rules, 2014 Company shall create a Debenture Redemption Reserve (DRR) for the redemption of debentures, to which adequate amounts shall be credited, from out of its profits every year until such debentures are redeemed.

In case of privately placed Debentures by unlisted companies adequacy of DRR will be 25% of the value of Debentures issued.

DRR has not been created due to loss incurred by the company till 30th Sept'19

4) Receivables/ Book debts

The Company has Rs 3.79 Crore book debts/receivables as on 30th Sept'19



5) Debt- Equity Ratio

Debt- equity ratio of the company as on 30th Sept'19 is as under:

Debt * = 16.44 Crores = **-1.30 times**
Equity = -12.61 Crores

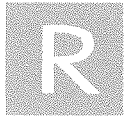
* Debt include NCDs amounting to Rs 10.75 Crores

For ML Puri & Co.
Chartered Accountants
FRN No-0002312N



CA Rajesh Chand Gupta
Partner
M.No. 095584

Place: NEW DELHI
Date: 08/11/2019



Certificate No.:- RR&CO/2019-20//08/11/104

TO WHOMSOEVER IT MAY CONCERN

We have verified the audited books of accounts and other related records of **M/s Charismatic Infratech Private Limited**, having its registered office at Half Basement No.2, 15, East of Kailash, Community Centre, Sandhya Deep Building, New Delhi- 110065. On the basis of such verification and according to information and explanations given to us, we, hereby, certify that except Rs. 95 Crores out of the funds raised through NCDs have been transferred to **Ansal Properties & Infrastructure Limited (Holding Company)** which is as per the terms of Issue of NCD, there has been no material deviation in the use of proceeds of the issue of debt securities amount to Rs. 100 crores issued by the company and listed on the Bombay Stock Exchange during the period ended 30th September'2019.

For Ravi Rajan & Co. LLP
Chartered Accountants

FRN-009073N/N500320


B.S. Rawat
(Partner)

Membership No. 034159

UDIN: 19034159AAAADI8846



Place: New Delhi

Date: 08-11-2019