BRIGHT BUILDTECH PRIVATE LIMITED

REGD.OFFICE: D-35, ANAND VIHAR, DELHI-110092
Tel.: 011-22140122• Email: Brightbuildtech.roc@gmail.com
CIN: U45201DL2006PTC146221

July 07, 2021

The Manager (Listing)
Bombay Stock Exchange Ltd.
25th Floor, P. J. Towers,
Dalal Street, Mumbai-400001

Sub: Submission of Audited Standalone Financial Results for the Half Year ended March 31, 2020 under Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations. 2015,

Dear Sir,

In terms of Clause 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, please find enclosed herewith the Audited Standalone Financial Results of the Company for the Half year ended March 31, 2020 together with Audit Report thereon, duly reviewed and approved by the Board of Directors of the Company, at its meeting held on 30.06.2021.

Kindly acknowledge the receipt and take the same on your record.

Thanking you,

FOR BRIGHT BUILDTECH PRIVATE LIMITED

For BRIGHT BUILDTECH PRIVATE LIMITED
Pratap
DIRECTOR

PRATAP SINGH RATHI
Director
DIN: 05195185

S.N. Dhawan & CO LLP
Chartered Accountants

421, II Floor, Udyog Vihar Phase IV,
Gurugram, Haryana 122016, India

Tel: +91 124 481 4444

Independent Auditor's Report

To the Board of Directors of
BRIGHT BUILDTECH PRIVATE LIMITED

Report on the Audit of Financial Results

Opinion

We have audited the Financial Results of **Bright Buildtech Private Limited** ("the Company") for the year ended 31 March, 2020 included in the accompanying Statement of 'Financial Results for the half-year and year ended 31 March, 2020' ("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 modified by Circular No. CIR/ IMD/ DFI/ 69/2016 dated August 10,2016.
In our opinion and to the best of our information and according to the explanations given to us, the Statement:

i. is presented in accordance with the requirements of Regulation 52 of the Listing Regulations in this regard; and

ii. gives a true and fair view in conformity with the applicable Indian Accounting Standards prescribed under Section 133 of the Companies Act 2013 ("the Act") read with relevant rules issued thereunder and other accounting principles generally accepted in India, of the net profit and total comprehensive income and other financial information of the Company for the year ended 31 March, 2020.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under Section 143(10) of the Act. Our responsibilities under those Standards are further described in the *Auditor's Responsibilities for the Audit of the Statement* section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ("the ICAI") together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matter

We draw attention to the following matter that subsequent to the year end 31 March, 2021, the Company sells investments at loss of Rs. 7,667.84 lakhs, as informed to us sale of investments is due to requirement of funds and accordingly not considered as an adjusting event.

Our opinion is not modified in respect of this matter.

S.N. DHAWAN & CO. LLP
Gurugram
Chartered Accountants

Other Matters

The Financial Results include the results for the half year ended 31 March, 2020 being the balancing figure between the audited figures in respect of the full financial year and the published unaudited figures for the first half of the financial year, which were subject to limited review by us.

Management's Responsibilities for the Statement

This Statement has been prepared on the basis of the annual financial statements. The Company's Board of Directors are responsible for the preparation and presentation of these Financial Results that give a true and fair view of the net profit and total comprehensive income and other financial information of the Company in accordance with the Indian Accounting Standards prescribed under Section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Financial Results that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Financial Results, the Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the financial reporting process of the Company.

Auditor's Responsibilities for the Audit of the Statement

Our objectives are to obtain reasonable assurance about whether the Financial Results as a whole, are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Financial Results.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Financial Results, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

S.N. DHAWAN & CO. LLP
Gurugram
Chartered Accountants

- Obtain an understanding of internal controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3) (i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.

- Conclude on the appropriateness of the Board of Directors use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Company to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Statement or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the Financial Results, including the disclosures, and whether the Financial Results represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

For **S.N. Dhawan & Co LLP**
Chartered Accountants
Firm Registration No.: 000050N/N500045

Vinesh Jain
Partner
Membership No.: 087701
UDIN No.: 21087701AAAAEQ7156

S. N. DHAWAN & CO. LLP
Gurugram
Chartered Accountants

Place: Delhi
Date: 30 June,2021

BRIGHT BUILDTECH PVT LTD
CIN : U45201DL2006PTC146221
Regd. Off.: D-35, Anand Vihar, Delhi-110092 IN

STATEMENT OF STANDALONE AUDITED FINANCIAL RESULTS FOR THE HALF YEAR ENDED 31 MARCH, 2020

(Rupees in Lakhs, except per share data)

Sr. No.	PARTICULARS	Half Year Ended 31 March 2020 (Audited) Refer note 8	Half Year Ended 31 March 2019 (Audited) Refer note 8	Year Ended 31 March 2020 (Audited)	Year Ended 31 March 2019 (Audited)
1	**INCOME**				
	a. Revenue from operations	4,924.37	-	4,924.37	-
	b. Other Income	3,173.08	1,929.69	3,915.99	3,519.42
	Total Income	**8,097.45**	**1,929.69**	**8,840.36**	**3,519.42**
2	**EXPENSES**				
	a. Cost of Land/ Development Rights	924.64	-	924.64	-
	b. Employee benefits expense	19.38	-	19.42	
	c. Finance costs	2,566.72	2,017.62	5,296.66	4,215.14
	c. Depreciation and amortisation expenses	2.82	0.43	3.14	0.73
	d. Other expenses	130.15	968.33	1,179.39	972.40
	Total expenses	**3,643.71**	**2,986.38**	**7,423.25**	**5,188.27**
3	**Profit / (Loss) before tax (1 - 2)**	**4,453.74**	**(1,056.69)**	**1,417.11**	**(1,668.85)**
4	Tax expense (Refer **Note 10**)				
	a. Current tax	-	-	-	-
	b. Deferred tax	-	145.55	(343.44)	(13.61)
	Total tax expense / (benefit)	**-**	**145.55**	**(343.44)**	**(13.61)**
5	Profit / (Loss) after tax **(3 - 4)**	**4,453.74**	**(1,202.24)**	**1,760.55**	**(1,655.24)**
6	Other Comprehensive Income	-	-	-	-
7	Total Comprehensive Income for the period / year **(5 + 6)**	**4,453.74**	**(1,202.24)**	**1,760.55**	**(1,655.24)**
8	Paid-up Equity Share Capital (Face Value Rs.10 each)	1.00	1.00	1.00	1.00
9	Earnings Per Share (Face Value Rs.10 each)				
	a. Basic (in Rs.)	44,537.42	(12,022.40)	17,605.50	(16,552.40)
	b. Diluted (in Rs.)	44,537.42	(12,022.40)	17,605.50	(16,552.40)
10	Debenture Redemption Reserve (Refer **Note 11**)	-	-	-	-
11	Net Worth (Refer **Note 11**)	1,116.95	(643.60)	1,116.95	(643.60)
12	Other Equity as per Balance Sheet	1,115.95	(644.60)	1,115.95	(644.60)
13	Asset Cover (Refer **Note 11**)	0.97	1.01	0.97	1.01
14	Debt Equity Ratio	37.40	(74.97)	37.40	(74.97)
15	Debt Service Coverage Ratio (Refer **Note 11**)	2.82	0.30	1.34	0.47
16	Interest Service Coverage Ratio (Refer **Note 11**)	2.81	0.48	1.34	0.60

PS Pratap

S.N. DHAWAN & CO. LLP ★ Gurugram ★ Chartered Accountants

BRIGHT BUILDTECH PRIVATE LIMITED ★ DELHI

BRIGHT BUILDTECH PVT LTD
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AUDITED STANDALONE BALANCE SHEET AS AT 31 MARCH, 2020

		(Rupees in Lakhs)
	As at 31 March 2020 (Audited)	**As at 31 March 2019 (Audited)**
ASSETS		
1 Non-Current Assets		
a. Property, Plant and Equipment	35.75	2.08
b. Financial Assets		
i. Non-Current Assets	11,746.73	12,415.01
ii. Other Financial Assets	8,931.17	17,412.20
c. Income Tax Assets (Net)	147.86	84.22
d. Other non-current assets	472.91	808.71
	21,334.42	**30,722.22**
2 Current Assets		
a. Inventories	36,246.75	35,111.35
b. Financial Assets		
i. Trade Receivables	1,045.00	1,660.19
ii. Cash and Cash Equivalents	214.42	2.70
iii Loan	1,075.33	-
iv Other Bank Balances	4,314.48	339.34
c. Other current assets	1,652.04	2,294.10
	44,548.02	**39,407.68**
TOTAL ASSETS	**65,882.44**	**70,129.90**
EQUITY AND LIABILITIES		
1 Equity		
a. Equity Share Capital	1.00	1.00
b. Other Equity	1,115.95	(644.60)
Total equity	**1,116.95**	**(643.60)**
2 Liabilities		
Non-Current Liabilities		
a. Financial Liabilities		
i. Borrowings	20,624.76	24,179.95
b. Deffered Tax Liabilities	-	343.44
	20,624.76	**24,523.39**
Current Liabilities		
a. Financial Liabilities		
i. Current Maturities of Long Term Debt	5,696.56	4,791.43
ii. Borrowings	15,450.24	19,277.56
iii Trade Payables		
- Total outstanding dues of micro enterprises and small enterprises	41.77	-
- Total outstanding dues of creditors other than micro enterprises and small enterprises	1,857.49	1,014.51
iv Other Financial Liabilities	7,409.24	6,296.42
b. Other Current Liabilities	13,685.43	14,870.19
	44,140.73	**46,250.11**
Total liabilities	**64,765.49**	**70,773.50**
TOTAL EQUITY AND LIABILITIES	**65,882.44**	**70,129.90**

S.N. DHAWAN & CO. LLP ★ Chartered Accountants ★ Gurugram

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BRIGHT BUILDTECH PRIVATE LIMITED ★ DELHI

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STANDALONE CASH FLOW STATEMENT FOR YEAR ENDED 31 MARCH 2020

(Rupees in Lakhs)

	Year ended 31 March, 2020 (Audited)	Year ended 31 March, 2019 (Audited)
A. Cash flow from operating activities		
Profit/(Loss) before tax	1,417.11	(1,668.85)
Adjustments for :		
Depreciation and amortisation expense	3.14	0.73
Interest income	(2,132.31)	(3,509.68)
Gain on settlement of advances	(1,783.68)	-
Bad trade and other receivables, loans and advances written off	-	399.20
Provision for doubtful debts	662.31	-
Finance cost	5,296.66	4,215.14
	3,463.23	**(563.46)**
Changes in working capital		
Adjustments for (increase) / decrease in operating assets:		
Inventories	(1,134.01)	(858.85)
Trade receivables	(47.12)	-
Other non-current assets	335.80	168.00
Other current assets	642.06	(295.09)
Loan	(1,075.33)	-
Other non-current financial assets	12,305.54	-
Adjustments for increase / (decrease) in operating liabilities:		
Trade payables	884.75	(214.46)
Other current liabilities	(1,184.76)	763.39
Cash generated from/ (used in) operating activities	**14,190.16**	**(1,000.47)**
Income taxes paid (net)	(63.64)	(9.15)
Net cash generated from/ (used in) operating activities	**14,126.52**	**(1,009.62)**
B. Cash flow from investing activities		
Property, Plant & Equipments	(36.81)	-
Decrease /(increase) in other bank balances	(3,975.14)	(20.56)
Interest received	758.37	25.45
Net cash generated from/(used in) investing activities	**(3,253.58)**	**4.89**
C. Cash flows from financing activities		
Repayment of long term borrowings	(8,500.00)	(1,197.86)
Proceeds from long term borrowings	3,479.84	-
Proceeds from short term borrowings	-	4,189.00
Repayment of short term borrowings	(3,827.32)	(1,228.41)
Finance Cost	(1,813.74)	(772.39)
Net cash generated from/(used in) financing activities	**(10,661.22)**	**990.34**
Net decrease in cash and cash equivalents (A+B+C)	**211.72**	**(14.39)**
Cash and cash equivalents at the beginning of the year	2.70	17.09
Cash and cash equivalents at the end of year	**214.42**	**2.70**

Pratap

PS

S.N. DHAWAN & CO. LLP ★ Gurugram ★ Chartered Accountants

BRIGHT BUILDTECH PRIVATE LIMITED ★ DELHI

BRIGHT BUILDTECH PVT LTD
CIN : U45201DL2006PTC146221
Regd. Off.: D-35, Anand Vihar, Delhi-110092 IN

Notes:

1 The above audited financial results have been reviewed and approved by the board of directors on 30 June, 2021.

2 The financial results of the Company have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standards ("Ind AS") specified under Section 133 of the Companies Act, 2013, read with relevant rules issued thereunder and other accounting principles generally accepted in India.

3 As the Company has only one operating segment hence disclosure under Ind AS 108 on "Operating Segments" is not applicable.

4 Details of previous and next due date of payment of interest and principal of non-convertible debentures are as follows:

(Rupees in Lakh)

Particulars	Previous due date (1.10.2019 to 31.03.2020)		Next due date (1.04.2019 to 30.09.2020)	
	Principal	Interest	Principal	Interest
1% Non Convertible Debentures ('NCD')	8,500.85*	-	-	-

*The Company has entered into amendment agreement with the lender on 14 October, 2019, as per agreement Rs. 8,500.85 lakhs has been paid by the Company during the half year ended.

5 The long term rating for the redeemable non-convertible debentures of the Company certified by Brickwork is BWR D Issuer Not Cooperating (Issuer did not cooperate, based on best available information) (Reaffirmed) vide letter dated 23 March 2021.

6 Debenture Redemption Reserve has not been created during current year/ period.

7 Figures of the previous half year/ period have been regrouped for the purpose of comparison.

8 The figures of the half year ended 31 March, 2020 and 31 March, 2019 are the balancing figures between audited figures in respect of the full financial years and the half year ended 30 September, 2019 and 2018 respectively.

9 Subsequent to the year ended 31 March, 2021 for the requirement of funds, the Company has entered into Debenture Purchase Agreement on 9 June, 2021, as per agreement the Company sells the 90 rated, unlisted, secured, redeemable, non convertible debentures ('NCD') of Rs. 10,000,000 each and 40 Optionally Convertible Debentures ('OCD') of Rs. 10,000,000 each totalling to Rs. 13,000.00 Lakhs at par, accordingly the loss on sale of investments aggregating to Rs. 7,667.84 Lakhs to be recorded in financial year 2020-21.

10 The Company has elected to exercise the option permitted under section 115BAA of Income tax Act, 1961 as introduced by taxation laws (Amendment) Ordinance. Accordingly the company has recognised provision for income tax for the year ended 31 March 2020 and remeasured its net deferred tax liabilities (DTL) basis the rates prescribed in the said section. The impact of this change has been recognised over the year from 1April 2019 to 31 March 2020.

11 Formula used:
Earnings per share = Net Profit / No of shares
Net worth = Share capital + Reserves and surplus
Debt service coverage ratio = Earnings before interest and tax / (interest expense + Principal repayments made during the period for long term Loans)
Interest service coverage ratio = Earnings before interest and tax / Interest expenses
Debt equity ratio = Total debt / Equity
Asset cover = {(Assets - Intangible assets) - (Current liability - Short term debt - Current maturities of long term debt)} / Total debt

For and on behalf of the Board of Directors

PS

Pratap Singh Rathi
Director

Place : Noida
Date : 30 June,2021

BRIGHT BUILDTECH PRIVATE LIMITED * DELHI

S. N. DHAWAN & CO. LLP * Gurugram * Chartered Accountants

BRIGHT BUILDTECH PRIVATE LIMITED

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CIN: U45201DL2006PTC146221

July 07, 2021

The Manager (Listing)
Bombay Stock Exchange Ltd.
25th Floor, P. J. Towers,
Dalal Street, Mumbai-400001

Dear Sir,

Sub: <u>Half Yearly Communication to Exchange</u>

In compliance of the requirements of Regulation 52(4) of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 for Debt Securities in respect of 215 Unsecured/ Redeemable/ Non-Convertible Debentures (**Series A)** having Face Value of Rs. 76,71,000 per debenture aggregating to Rs. 164,92,65,000 having ISIN **INE373P08016** and BSE Scrip Code **949444**. we are giving below the following information as on March 31, 2020:

1. **Credit Rating of the Debentures**: BWR D by Brickwork Ratings India Private Limited on 23rd March, 2021.
2. **Asset Cover available**: 0.97
3. **Debt-Equity Ratio of the Company as on September 30, 2019 is as under**: Debt/Equity= 37.40
4. **Previous due date for the payment of interest for Non-Convertible Debentures and whether the same has been paid or not**: Interest shall accrue on 31st March of every year and shall be paid by the company subject to availability of distributable surplus. Due to this, the interest payment of Rs. 9.28 Crores (net of tax) due on 31st March, 2019 is yet to be serviced.
5. **Previous due date for the payment of principal and whether the same has been paid or not**: Nil
6. **Next due date for the payment of interest**: Interest becomes due on March 31st of every financial year and paid subject to availability of distributable surplus. Next interest payment date and amount shall be on 31st March 2021 at 1.00% on outstanding debentures (Subject to availability of distributable surplus)

For BRIGHT BUILDTECH PRIVATE LIMITED

Pratap

DIRECTOR

BRIGHT BUILDTECH PRIVATE LIMITED

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7. **Next due date for the payment of principal along with the amount**: The entire amount of Debentures i.e Rs 164,92,65,000 is due for redemption on 1st September 2023.
8. **Debt Service Coverage Ratio**: 2.82
9. **Interest Service Coverage Ratio**: 2.81
10. **Outstanding Redeemable preference shares**: Not Applicable
11. **Debenture Redemption Reserve**: In the absence of profits, the Company has not created Debenture Redemption Reserve during the period.
12. **Net worth**: Rs. 1,116.95 Lakhs
13. **Net Profit after tax**: Rs. 4,453.74 Lakhs
14. **Earnings per share**: Rs. 44,537.42

You are requested to kindly take the same on record.

Thanking you,

FOR BRIGHT BUILDTECH PRIVATE LIMITED

For BRIGHT BUILDTECH PRIVATE LIMITED
Pratap
DIRECTOR

PRATAP SINGH RATHI
DIRECTOR
DIN: 05195185

BRIGHT BUILDTECH PRIVATE LIMITED

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July 07, 2021

The Manager (Listing)
Bombay Stock Exchange Ltd.
25th Floor, P. J. Towers,
Dalal Street, Mumbai-400001

Dear Sir,

Sub: Half Yearly Communication to Exchange

In compliance of the requirements of Regulation 52(4) of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 for Debt Securities in respect of 150 Unsecured/ Redeemable/ Non-Convertible Debentures **(Series B)** having Face Value of Rs. 76,71,000 per debenture aggregating to Rs. 115,06,50,000 having ISIN **INE373P08024** and BSE Scrip Code **950235**. we are giving below the following information as on March 31, 2020:

1. **Credit Rating of the Debentures**: BWR D by Brickwork Ratings India Private Limited on 23rd March, 2021.
2. **Asset Cover available**: 0.97
3. **Debt-Equity Ratio of the Company as on September 30, 2019 is as under**: Debt/Equity= 37.40
4. **Previous due date for the payment of interest for Non-Convertible Debentures and whether the same has been paid or not**: Interest shall accrue on 31st March of every year and shall be paid by the company subject to availability of distributable surplus. Due to this, the interest payment of Rs. 6.48 Crores (net of tax) due on 31st March, 2019 is yet to be serviced.
5. **Previous due date for the payment of principal and whether the same has been paid or not**: Nil
6. **Next due date for the payment of interest**: Interest becomes due on March 31st of every financial year and paid subject to availability of distributable surplus. Next interest payment date and amount shall be on 31st March 2021 at 1.00% on outstanding debentures (Subject to availability of distributable surplus)

For BRIGHT BUILDTECH PRIVATE LIMITED

Pratap

DIRECTOR

7. **Next due date for the payment of principal along with the amount**: The entire amount of Debentures i.e Rs 115,06,50,000 is due for redemption on 1st September 2023.
8. **Debt Service Coverage Ratio**: 2.82
9. **Interest Service Coverage Ratio**: 2.81
10. **Outstanding Redeemable preference shares**: Not Applicable
11. **Debenture Redemption Reserve**: In the absence of profits, the Company has not created Debenture Redemption Reserve during the period.
12. **Net worth**: Rs. 1,116.95 Lakhs
13. **Net Profit after tax**: Rs. 4,453.74 Lakhs
14. **Earnings per share**: Rs. 44,537.42

You are requested to kindly take the same on record.

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FOR BRIGHT BUILDTECH PRIVATE LIMITED

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Pratap

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DIN: 05195185