

Logix Group

The life you deserve



LOGIX

City Center

Date: 12.11.2021

Scrip Name- Logix Buildtech Private Limited
Security Code- 960193
ISIN- INE806U07017

To,
The Manager,
Listing Department
Debt Market
BSE Limited
P.J Towers
Dalal Street
Mumbai- 400001

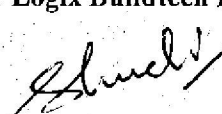
Dear Sir,

Sub: Submission under Regulation 52 of SEBI (LODR) Regulations, 2015

Pursuant to the provisions of Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015, we wish to inform you that the Board of Directors of the Company at its meeting held on 12th November 2021 has approved the Unaudited Financial Results of the Company for the Quarter and Half year ended 30th September 2021 and the same alongwith Limited Review thereon are attached.

You are requested to kindly take the same on record.

Thanking you,
For Logix Buildtech Private Limited


Shuchi Kulshreshtha
(Company Secretary)



LOGIX BUILDTECH PVT. LTD.

Corp. Office : A-4 & 5, Sector-16, Noida (U.P.) Ph. : +91-120-4366 000 Fax: +91-120-4366 000

Site Address: Plot No. 58, Block BW, Sector-32, Noida (U.P.) CIN No. : U70200DL2010PTC200042
E-mail : corporate@logixgroup.in | www.logixgroup.in

Regd. Office: DGL008, Ground Floor,
DLF Galleria,
Mayapuri, Phase-I,
New Delhi-110091



SAXENA SINGHAL & VAID
CHARTERED ACCOUNTANTS

1589, Madarsa Road,
Kashmere Gate, Delhi-110006
Contact : +91-11-23660374
E-mail : rka_sav@yahoo.com

To
Board of Directors of
Logix Buildtech Private Limited

We have reviewed the accompanying statement of unaudited financial results of Logix Buildtech Private Limited for the quarter ended 30th Sep.2021. This statement is the responsibility of the company's management and has been approved by the Board of director's. Our responsibility is to issue a report on the financial statements based on our review.

We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Information Performed by 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 misstatements. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provide 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 Statements prepared in accordance with the applicable Accounting Standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 52 of SEBI (Listing Obligations and Disclosure Requirement) Regulation, 2015 including the manner in which it is to be disclosed, or that it contains any Material Misstatement.

For SaxenaSinghal&Vaid
Chartered Accountants
(Firm Registration Number: -03284N)

(Kartik Sharma)
(Partner)
(Membership Number: 521631)
UDIN 21521631AAAA0N6753

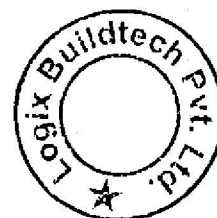
Place of Signature: - Delhi
Date: - 12th November 2021

LOGIX BUILDTECH PRIVATE LIMITED
 Reg. Office:-DGL006, GROUND FLOOR, DLF GALLERIA, MAYUR VIHAR PHASE-I, NEW DELHI-110091
 Corporate Identification Number:-U70200DL2010PTC200042

Statement of Unaudited Financial Results for the Quarter and six months ended September 30, 2021

(All amounts in INR lakhs, unless otherwise stated)

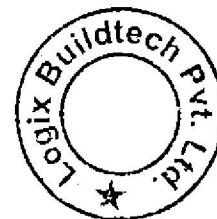
Particulars	Quarter ended	Half year ended		Year ended
	30.09.2021 Unaudited/ Reviewed	30.09.2021 Unaudited/ Reviewed	30.09.2020 Unaudited/ Reviewed	31.03.2021 Audited
Revenue from operations	1,329.80	2,224.26	5,508.83	12,883.36
Other income	70.84	143.93	50.86	102.74
Total Income (a)	1,400.64	2,368.19	5,559.69	12,986.10
Expenses				
Cost of development expenses	(102.73)	338.27	2,984.55	12,394.03
Changes in inventories of project in progress	490.51	437.29	(2,984.55)	(9,120.98)
Employee benefits expense	53.33	102.83	42.61	138.15
Finance costs	4,618.07	9,187.81	4,032.65	14,198.03
Depreciation and amortisation expense	378.35	756.69	756.69	1,513.38
Other expenses	688.37	931.60	661.21	1,973.24
Total Expenses (b)	6,125.90	11,754.49	5,493.15	21,095.85
Profit / (Loss) before tax & exceptional items (a-b)	(4,725.26)	(9,386.30)	66.54	(8,109.75)
Exceptional items	-	-	-	-
Profit / (Loss) before tax	(4,725.26)	(9,386.30)	66.54	(8,109.75)
Tax expense				
Current tax	-	-	-	-
Deferred tax charge / (credit)	(1,139.08)	(2,278.16)	(997.61)	(1,995.68)
Tax expense	(1,139.08)	(2,278.16)	(997.61)	(1,995.68)
Profit / (Loss) for the year	(3,586.18)	(7,108.14)	1,064.15	(6,114.07)
Other comprehensive income/(loss)				
Items that will not be reclassified to profit or loss				
- Remeasurements of the defined benefit plans	(0.60)	(1.20)	(1.20)	(2.39)
- Income tax relating to this item	0.16	0.31	0.31	0.62
Other comprehensive income/(loss) for the year (net of tax)	(0.44)	(0.89)	(0.89)	(1.77)
Total comprehensive income/(loss) for the year (net of tax)	(3,585.74)	(7,107.25)	1,065.04	(6,112.30)
Earnings per equity share				
(i) Basic (in INR)	(17.45)	(34.59)	5.18	(29.76)
(ii) Diluted (in INR)	(17.45)	(34.59)	5.18	(29.76)



Statement of Unaudited Assets and Liabilities

(All amounts in INR lakhs, unless otherwise stated)

Particulars	September 30, 2021	March 31, 2021 (Audited)
Assets		
Non-current assets		
Investment property	39,875.93	40,631.08
Other intangible assets	0.07	0.08
Financial assets		
Investments	901.00	901.00
Loans	85.50	85.50
Other financial assets	25.95	426.36
Deferred tax assets (net)	5,657.46	3,379.61
Non-current tax assets (Net)	1,352.46	1,275.50
Other non-current assets	48,869.73	48,869.73
Total non-current assets	96,768.10	95,568.86
Current assets		
Inventories	57,443.63	57,880.92
Financial assets		
Trade receivables	1,211.81	1,130.06
Cash and cash equivalents	2,373.88	2,687.60
Other current assets	11,507.83	11,631.66
Total current assets	72,537.15	73,330.24
Total Assets	169,305.25	168,899.10
Equity and liabilities		
Equity		
Equity share capital	2,054.75	2,054.75
Other equity	23,454.85	30,562.09
Total equity	25,509.60	32,616.84
Non-current liabilities		
Financial liabilities		
Borrowings	120,000.00	120,000.00
Other financial liabilities	15,457.63	8,944.84
Provisions-	36.36	34.48
Other non-current liabilities	664.04	699.28
Total non-current liabilities	136,158.03	129,678.60
Current liabilities		
Financial liabilities		
Trade payables	1,146.97	1,142.84
Other financial liabilities	900.20	200.62
Provisions	1.19	1.40
Other current liabilities	5,589.26	5,258.80
Total current liabilities	7,637.62	6,603.66
Total equity and liabilities	169,305.25	168,899.10



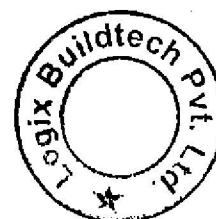
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Unaudited Cash flow statement

Particulars	September 30, 2021
Cash flows from operating activities	
Profit/ (Loss) before tax	(9,386.30)
Adjustments for:	
Depreciation and amortisation	756.69
Interest expense recognised in profit or loss	9,187.81
Interest income recognised in profit or loss	(0.84)
Amount written back	(2.23)
Rental income on financial instruments	(137.22)
	417.91
Movements in working capital:	
(Increase)/decrease in trade and other receivables	(81.75)
(Increase)/decrease in inventories	437.30
(Increase)/decrease in other financial assets	400.41
(Increase)/decrease in other assets	123.83
Increase/ (Decrease) in trade payables	(130.82)
Increase/ (Decrease) in provisions	2.86
Increase/ (Decrease) in other financial liabilities	7,282.27
Increase/ (Decrease) in other liabilities	295.22
Cash generated from operations	8,747.23
Income taxes paid (including tax deducted at source) / (net of refund)	(76.96)
Net cash generated by / (used in) operating activities	8,670.27
Cash flows from investing activities	
Purchase of investment property	(1.53)
Interest received	0.84
Net cash (used in)/generated by investing activities	(0.69)
Cash flows from financing activities	
Interest paid	(8,983.30)
	(8,983.30)
Net cash used in financing activities	
Net increase in cash and cash equivalents	(313.72)
Cash and cash equivalents at the beginning of the year	2,687.60
Cash and cash equivalents at the end of the year	2,373.88

Notes:

- The above standalone financial results of the company have been prepared pursuant to the requirements of Regulation 52 of Securities and Exchange Board of India (Listing obligations and disclosure requirements) Regulations, 2015 ("SEBI (LODR)"), as amended and in accordance with Indian Accounting Standards (Ind AS) specified under section 133 of the Companies Act, 2013 (the Act), read with Companies (Indian Accounting Standards) Rules, 2015, as amended.
- Basic and Diluted Earnings Per Share is not annualized for the quarter ended September 30, 2021 and half year ended September 30, 2021 and September 30, 2020.
- The above unaudited standalone financial results of the Company have been reviewed and approved by the Board of Directors at its meeting held on November 12, 2021. The financial results for the period ended September 30, 2021 have been reviewed by the statutory auditors. The financial results for the half year ended September 30, 2020 have not been subject to audit or review by the statutory auditors. However, the management has exercised necessary due diligence to ensure that the unaudited financial results for these periods provide a true and fair view of the Company's



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- 4 The company has allotted 19900 rated, secured, redeemable, Non-Convertible Debentures (NCDs) on 4-11-2020 @ INR 1,00,000/- aggregating up to INR 199,00,00,000/- at 4% p.a upto 12 months from allotment date and post 12 months to be reset every year, basis the lease income of the Property, upto maximum of 8% p.a. The NCDs are secured / guaranteed by:
- a first-ranking pledge over all of the shares in the capital of the Company;
 - a first-ranking charge by way of hypothecation over the Hypothecated Assets;
 - unconditional and irrevocable personal guarantees from each of Mr. Shakti Nath, Mr. Vikram Nath and Mrs. Meena Nath;
 - unconditional and irrevocable corporate guarantees from Vipul IT Infrasoft Private Limited and Logix Realtors Private Limited;
 - a first ranking equitable mortgage over the land totally admeasuring 18,641 square meters situated at plot no. BW-58, Sector - 32, Noida, District Gautam Budh Nagar, Uttar Pradesh and all buildings and structures on it.
- 5 As per disclosure under Regulation 54(3) of SEBI (LODR) Regulation 2015, these NCDs issued by company has an asset cover of 110% from its fixed assets offered for mortgage.
- 6 Disclosure as per regulation 52(4) of the SEBI (Listing obligation & disclosures requirement) regulation, 2015 are as under:

(I) Credit Rating and Change in Credit Rating (If any):
 Ratings

IVR B+/Stable Outlook (IVR B plus with Stable Outlook)

(II) Ratios

Particulars	Quarter ended:	Half year ended:		Year ended:
	30.09.2021 Unaudited/	30.09.2021 Unaudited/	30.09.2020 Unaudited/	31.03.2021 Audited
Interest Service Coverage ratio	(0.02)	(0.02)	1.02	0.43
Operating margin (%)	(8.06)	(8.92)	74.41	47.26
Net profit margin (%)	(269.68)	(319.57)	19.32	(47.46)

Particulars	September 30, 2021	March 31, 2021 (Audited)
Debt Service Coverage ratio	(0.02)	(0.44)
Debt equity ratio	4.70	3.68
Capital redemption reserve	-	-
Debenture redemption reserve	-	-
Net Worth	25,509.60	32,616.84
Current ratio	9.50	11.10
Long term debt to working capital	1.85	1.80
Bad debts to accounts receivable ratio (%)	-	-
Current liability ratio	0.05	0.04
Total debts to total assets	0.71	0.71
Debtor's turnover	1.90	13.94
Inventory turnover	0.01	0.06

Formulae used for calculation are as under:

- Interest Service Coverage ratio: (Profit before tax + Finance costs) / Finance costs
- Operating margin: (Profit before tax + Finance costs) / Revenue from operations
- Net Profit margin: Net profit for the period/year / Revenue from operations
- Debt Service coverage ratio: (Profit before tax + Finance costs) / (Finance costs + Principal repayments (excluding prepayments))
- Debt: Long term borrowings + Short term borrowings
- Debt equity ratio: Debt/ Total equity
- Net worth: Paid up equity share capital + Paid up preference share capital + Other equity (excluding capital reserves)
- Current Ratio: Current Assets/ Current Liabilities
- Long term debt to working capital: Long term borrowings / (Current Assets- Current liabilities)
- Bad debts to accounts receivable Ratio: Bad debts / Average Trade receivables
- Current liability ratio: Current liability / (Total equity + Total liabilities)
- Total Debts to total assets: Debt / Total assets
- Debtors turnover: Revenue from operations / Average Trade receivables
- Debtors turnover: Cost of good sold / Average Inventory

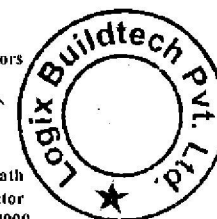
(III) Capital Redemption Reserve/Debenture Redemption Reserve: Not Applicable

- 8 In line with the provisions of Ind AS 108 — Operating Segments and on the basis of review of operations being done by the management of the company, the operations of the company falls under real estate business, which is considered to be the only reportable segment by the management.
- 9 Previous year/period numbers have been regrouped/ reclassified wherever necessary to conform to current period numbers.

For and on behalf of the Board of Directors

Shakti Nath

Shakti Nath
 Director
 DIN: 00017090



Place: Noida
 Date: 12.11.2021