



P. V. PAGE & CO.

CHARTERED ACCOUNTANTS

201, SARDAR GRIHA, 198, L. T. MARG, MUMBAI - 400 002.

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INDEPENDENT AUDITOR'S LIMITED REVIEW REPORT ON HALF YEARLY STANDALONE FINANCIAL RESULTS

To,

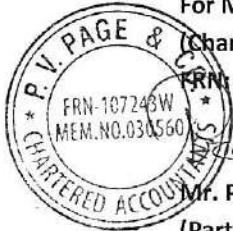
**The Board of Directors
Univastu India Ltd.
Pune.**

1. We have reviewed the accompanying Standalone Statement of unaudited financial result of UNIVASTU India Limited ("the Company ") for half year ended as of 30thSeptember, 2019 ("the financial statements"). 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 the standalone Interim Financial Statements based on our review.
2. We conducted our review in accordance with 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 an analytical procedure 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.
3. Based on our review, nothing has come to our attention that causes us to believe that the accompanying standalone interim financial statements has not been prepared, in all material respects in accordance with applicable Accounting Standards prescribed under section 133 of the Companies Act, 2013 read with Rule 7 of the Companies (Accounts) Rules 2014 and other recognized accounting practices and policies, and has not disclosed the information required to be disclosed in terms of Regulation 33 of Listing Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement:

For M/s P.V. Page & Co.

(Chartered Accountants)

FRN: 107243W



Mr. Prakash V. Page

(Partner)

Membership no.: 030560

Place: Mumbai

Date: 14th November, 2019

UDIN - 19030560AAAADF8650

UNIVASTU INDIA LTD

CIN - LA5200FN2009PLC133864

Regd. Office: 36-B, Madhav Baug Society, Shirhirdh Nagar, Paud Road, Kothrud, Pune-411038

Tel: 020-25434617, Mobile: 9552586198

E-mail: info@univastu.com, Website: www.univastu.com

Standalone Unaudited Financial Results for the Half Year Ended on 30.09.2019

Particulars	6 months ended		Year Ended			
	30.09.2019 (Unaudited)	31.03.2019 (Audited)	30.09.2018 (Unaudited)	31.03.2019 (Audited)	31.03.2018 (Audited)	31.03.2018 (Audited)
1 REVENUE						
Gross Revenue from operations	42,06,60,840	76,05,75,253	24,13,15,001	1,00,18,90,254	81,54,13,142	
Other income	4,40,918	11,33,443	5,36,605	16,70,048	15,66,196	
Total Revenue	42,11,01,758	76,17,08,696	24,18,51,606	1,00,35,60,302	81,69,79,338	
2 EXPENSES						
Cost of raw materials, components consumed	21,65,21,991	36,60,71,227	11,94,80,129	46,55,51,356	44,45,40,527	
Changes in inventories of finished goods work-in-progress and Stock-in-Trade	(10,21,50,662)	(6,67,52,037)	(5,08,49,755)	(11,76,01,792)	(6,78,69,211)	
Construction Expenses	21,22,24,008	35,69,06,860	10,72,61,878	46,41,68,737	31,40,88,509	
Finance costs	2,32,58,592	2,58,61,013	1,64,77,524	4,23,38,537	2,28,48,120	
Employee Benefit Expenses	2,58,98,339	2,52,66,830	2,14,28,520	4,66,95,350	3,35,38,073	
Depreciation and amortization expense	54,26,781	44,59,897	31,94,003	76,53,900	47,17,428	
Other expenses	1,36,78,773	2,26,84,223	1,03,36,612	3,30,20,836	2,61,23,233	
Total Expenses	39,46,57,823	71,44,98,013	22,73,28,911	94,18,26,924	77,79,86,678	
Profit before exceptional and extraordinary items and tax	2,64,43,935	4,72,10,682	1,45,22,695	6,17,33,378	3,89,92,660	
4 Exceptional items	-	-	-	-	(76,07,287)	
5 Profit before extraordinary items and tax	2,64,43,935	4,72,10,682	1,45,22,695	6,17,33,378	4,65,99,947	
6 Extraordinary Items	-	-	-	-	-	
7 Profit before tax (VII- VIII)	2,64,43,935	4,72,10,682	1,45,22,695	6,17,33,378	4,65,99,947	
8 Tax expense:						
Income Tax	58,77,353	-	-	32,25,221	1,70,00,692	1,11,26,437
Deferred tax	21,39,113	(11,55,442)	11,64,859	9,417	22,02,527	
9 Profit (Loss) for the period from continuing operations	1,84,27,468	3,45,90,653	1,01,32,615	4,47,23,269	3,32,70,983	
10 Profit/(loss) from discontinuing operations before tax	-	-	-	-	-	
11 Tax expense of discontinuing operations	-	-	-	-	-	
12 Profit/(loss) from Discontinuing operations (after tax)	-	-	-	-	-	
13 Profit (Loss) for the period	1,84,27,468	3,45,90,653	1,01,32,615	4,47,23,269	3,32,70,983	



14	Details of Equity Share Capital							
	(a) Paid up Equity Share Capital	₹6,82,300	56,82,300	56,82,300	56,82,300	56,82,300	56,82,300	56,82,300
	(b) Face Value of Equity Share Capital (Rs)	10	10	10	10	10	10	10
15	Details of Debt Securities							
	(a) Paid up Debt Capital	-	-	-	-	-	-	-
	(b) Face Value of Debt Securities (Rs)	-	-	-	-	-	-	-
16	Reserve excluding Revaluation Reserves as per Balance Sheet of previous accounting year	15,53,54,217	13,69,28,118	10,23,40,250	13,69,28,118	9,22,07,634		
17	Debtenture Redemption Reserve	-	-	-	-	-	-	-
18	Earnings per equity share (Before extra ordinary items) (of Rs.10 each)							
	<i>Basic</i>	6.49	5.19	2.68	7.87	6.39		
	<i>Diluted</i>	6.49	5.19	2.68	7.87	6.39		
19	Earnings per equity share (After extra ordinary items) (of Rs.10 each)							
	<i>Basic</i>	6.49	5.19	2.68	7.87	6.39		
	<i>Diluted</i>	6.49	5.19	2.68	7.87	6.39		

Notes

- 1 The above Unaudited financial results are reviewed by the Audit Committee and have been approved by the Board of Directors at their meeting held on 14th November 2019
- 2 Financial results for the period ended 30th September 2019, are being prepared in accordance with the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015
- 3 These Financial Results of the Company have been prepared in accordance with the Accounting Standard as prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued there under and the other accounting principles generally accepted in India.
- 4 The company has not given segment reporting as its primary business segment is construction contracting and all the revenue and profit is from said primary business segment only. Also its secondary geographical segment wise reporting is not applicable as the geographical revenue, expenses, assets and liabilities are not more than 10% of total revenue, expenses, assets and liabilities.
- 5 Figures of half year ended 31st March, 2019 are the balancing figures between the audited figures ended on 31st March 2019 and unaudited half year ended on 30th September 2018.
- 6 IFO) Related expenses incurred during the year amounting to Rs 1370/- has been adjusted against Securities Premium
- 7 Figures have been re-grouped or re-classified, wherever necessary.
- 8 The above financial results are available on companies website www.univastu.com and the stock exchange viz. www.nseindia.com.



For, **UNIVASTU INDIA LTD**

MANAGING DIRECTOR

UNIVASTU INDIA LTD

CIN - L45200PN2009PLC133864

Regd. Office: 36-B, Madhav Baug Society, Shivthirth Nagar, Paud Road, Kothrud, Pune-411038

Tel: 020-25434617, Mobile: 9552586198

Email: info@univastu.com, Website: www.univastu.com

Statement of Assets & Liabilities

Particulars	Note No.	As At 30th September 2019	As At 31st March 2019
		Unaudited	Audited
I. EQUITY AND LIABILITIES			
1 Shareholders' funds			
Share capital	2.1	5,68,23,000	5,68,23,000
Reserves and surplus	2.2	15,53,54,217	13,69,28,118
Money received against share warrants			
2 Share application money pending allotment			
3 Non-current liabilities			
Long-term borrowings	2.3	6,16,37,387	5,28,09,648
Deferred tax liabilities (Net)		33,12,753	11,73,640
Other Long term liabilities	2.4	2,91,69,663	2,91,65,688
Long-term provisions			
4 Current liabilities			
Short-term borrowings	2.5	22,79,18,738	21,60,94,277
Trade payables	2.6	25,37,38,225	29,96,40,607
Other current liabilities	2.7	7,20,79,407	6,65,64,170
Short-term provisions	2.8	61,43,419	55,91,023
TOTAL		86,61,76,808	86,47,90,170
II. ASSETS			
Non-current assets			
1 Fixed assets			
Tangible assets	2.9	11,88,40,819	11,71,75,923
Intangible assets		-	-
Capital work-in-progress		-	-
Intangible assets under development		-	-
Non-current investments	2.10	8,08,500	8,08,500
Deferred tax assets (net)		-	-
Long-term loans and advances	2.11	14,00,000	14,00,000
Other non-current assets		-	-
2 Current assets			
Current investments		-	-
Investments		-	-
Inventories	2.12	36,51,69,997	26,30,19,335
Trade receivables	2.13	15,88,38,722	30,20,79,879
Cash and cash equivalents	2.14	6,16,33,926	4,69,06,516
Short-term loans and advances	2.15	27,61,167	11,30,036
Other current assets	2.16	15,67,23,677	13,22,69,980
TOTAL		86,61,76,808	86,47,90,170



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Standalone Cash Flow Statement for the period ended on 30th September 2019

Particulars	Year Ended	Year Ended
	30.09.2019	31.03.2019
A. Cash flows from operating activities		
Net profit before tax	26,443,935	61,733,378
Adjustments for:		
Depreciation	5,426,781	7,653,900
Exceptional items		
Finance cost	23,258,592	42,338,537
Operating profit before working capital changes	55,129,308	111,725,814
Adjustments for:		
Sundry debtors and other receivables	143,241,158	(12,755,585)
Loans and advances	(26,084,827)	(59,464,949)
Inventories	(102,150,662)	(117,601,792)
Trade Creditors	(45,902,382)	52,002,923
Current Liabilities and Provision for expenses	6,067,633	44,512,617
Cash generated from operations	30,300,228	18,419,028
Income taxes paid (net of refunds, if any)	(5,877,353)	(17,000,692)
Net cash from operating activities	24,422,875	1,418,336
B. Cash flows from investing activities		
Purchase of fixed assets and CWIP	(7,091,677)	(57,155,432)
(Purchase)/Sales of Investment		(76,000)
Net cash used for investing activities	(7,091,677)	(57,231,432)
C. Cash flows from financing activities		
Loans Taken	20,656,175	123,469,544
Increase in share capital & Reserves		
IPO Expenses	(1,370)	(2,785)
Finance Cost	(23,258,592)	(42,338,537)
Net cash from financing activities	(2,603,788)	81,128,222
Net increase in cash and cash equivalents (A + B + C)	14,727,410	25,315,125
Cash and cash equivalents at beginning of period	46,906,517	21,591,391
Cash and cash equivalents at end of period	61,633,927	46,906,517

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INDEPENDENT AUDITOR REVIEW REPORT

To,
The Board of Directors of
Univastu India Ltd.
Pune.

1. We have reviewed the accompanying Statement of Consolidated Unaudited Financial Results of Univastu India Ltd ("the Parent") and its subsidiaries (the Parent and its subsidiaries together referred to as "the Group"), and its share of the net profit/(loss) after tax and total comprehensive income / loss of its associates and joint ventures for the quarter ended 30th September, 2019 and for the period from 1st April, 2019 to 30th September, 2019 ("the Statement"), being submitted by the Parent pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended. Attention is drawn to the fact that the consolidated figures for the corresponding quarter ended on 30th September, 2019 and the corresponding period from 1st April, 2019 to 30th September, 2019, as reported in these financial results have been approved by the Parent's Board of Directors, but have not been subjected to review.
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 Indian Accounting Standard 34 "Interim Financial Reporting" ("AS 25 / Ind AS 34"), prescribed under Section 133 of the Companies Act 2013, and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons 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 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.
We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33 (8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, to the extent applicable.
4. The Statement includes the results of the following entities:

Name of the Company	Relation
Univastu HVAC India Pvt. Ltd.	Indian Subsidiary
Unique VastuNirman Projects Pvt. Ltd.	Indian Associate



5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of the branch auditors and other auditors referred to in paragraph 7 below, 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 33 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.
6. Our conclusion is not modified in respect of this matter.
7. We have reviewed the interim financial statements / financial information / financial results of onesubsidiary included in the consolidated unaudited financial results, whose interim financial statements / financial information / financial results reflect total assets of Rs.1,70,50,100/-as at 30th September, 2019 and total revenues of Rs.4,18,21,904/- and Rs.15,98,456/-, total net profit/(loss) after tax of Rs.11,88,331/-. The consolidated unaudited financial results also includes the Group's share of net profit/(loss) after tax of Rs. Nil for the period ended 30th September, 2019 respectively, as considered in the consolidated unaudited financial results, in respect of one associate

For M/s P.V.Page & Co.
(Chartered Accountants)

FRN: 107243W



Prakash V. Page
Mr. Prakash V. Page
(Partner)

Membership no.:030560

Place: Mumbai

Date:14th November, 2019

UDIN - 19030560AAAADG4005

UNIVASTU INDIA LTD

CIN - 145200CPN2009PLC133864

Regd. Office: 36-B, Madhav Bang Society, Sh. Viharth Nagar, Paud Road, Kothrud, Pune-411038

Tel: 020-25434617, Mobile: 9552586198

Email: info@univastu.com, Website: www.univastu.com

Consolidated Unaudited Financial Results for the Half Year and Year Ended on 30.09.2019

Particulars	6 months ended		Year Ended	
	30.09.2019 (Unaudited)	31.03.2019 (Audited)	30.09.2018 (Unaudited)	31.03.2019 (Audited)
1 REVENUE				
Gross Revenue from operations	43,52,60,274	76,76,97,299	24,13,15,001	1,00,90,12,300
Other income	4,11,321	11,33,443	5,36,605	16,70,048
Total Revenue	43,56,71,595	76,88,30,742	24,18,51,606	1,01,06,82,348
2 EXPENSES				
Cost of raw materials, components consumed	22,25,72,002	34,93,71,120	11,94,80,129	46,88,51,249
Changes in inventories of finished goods work-in-progress and Stock-in-Trade	10,75,37,627	(6,71,87,437)	(5,08,49,755)	(11,80,37,192)
Construction Expenses	22,21,13,085	35,87,59,539	10,72,61,878	46,60,21,416
Finance costs	2,33,23,424	2,58,63,073	1,64,77,524	4,23,40,597
Employee Benefit Expenses	2,83,40,633	2,66,95,083	2,14,28,520	4,81,23,603
Depreciation and amortization expense	55,55,056	44,69,121	31,94,003	76,63,124
Other expenses	1,37,97,470	2,27,79,320	1,03,36,612	3,31,15,933
Total Expenses	40,82,04,508	72,07,49,819	22,73,28,911	94,80,78,730
Profit before exceptional and extraordinary items and tax	2,74,57,087	4,80,80,922	1,45,22,695	6,26,03,618
4 Exceptional items				
				(76,07,287)
5 Profit before extraordinary items and tax	2,74,57,087	4,80,80,922	1,45,22,695	6,26,03,618
6 Extraordinary Items				
7 Profit before tax (VII- VIII)	2,74,57,087	4,80,80,922	1,45,22,695	6,26,03,618
8 Tax expense:				
Income Tax	61,57,178	1,39,98,658	32,25,221	1,72,23,879
Deferred tax	21,57,489	(11,52,367)	11,64,859	12,492
9 Profit (Loss) for the period from continuing operations before minority interest	1,91,12,420	3,52,34,631	1,01,32,615	4,53,67,247
10 Less: Minority Interest	(2,37,100)	(1,54,555)		(1,54,555)
11 Profit (Loss) for the period from continuing operations	1,88,15,320	3,50,80,076	1,01,32,615	4,52,12,692
11 Profit/(loss) from discontinuing operations before tax				3,32,70,983



(Signature)

12	Tax expense of discontinuing operations								
13	Profit/(loss) from Discontinuing operations (after tax)								
14	Profit (Loss) for the period	1,88,15,320	3,50,80,076	1,01,32,615	4,52,12,692	3,32,70,983			
15	Details of Equity Share Capital								
	(a) Paid up Equity Share Capital	56,82,300	56,82,300	56,82,300	56,82,300	56,82,300			
	(b) Face Value of Equity Share Capital (Rs)	10	10	10	10	10			
16	Details of Debt Securities								
	(a) Paid up Debt Capital								
	(b) Face Value of Debt Securities (Rs)								
17	Reserve excluding Revaluation Reserves as per Balance Sheet of previous accounting year	15,52,31,491	13,74,17,541	10,23,40,250	13,74,17,541	9,22,07,634			
18	Debt Redemption Reserve	-	-	-	-	-			
19	Earnings per equity share (Before extra ordinary items) (of Rs.10 each)								
	Basic	6.62	5.28	2.68	7.96	6.39			
	Diluted	6.62	5.28	2.68	7.96	6.39			
20	Earnings per equity share (After extra ordinary items) (of Rs.10 each)								
	Basic	6.62	5.28	2.68	7.96	6.39			
	Diluted	6.62	5.28	2.68	7.96	6.39			

Notes

- 1 The above Consolidated Unaudited financial results are reviewed by the Audit Committee and have been approved by the Board of Directors at their meeting held on 14th November 2019.
- 2 Financial results for the period ended 30th September 2019, are being prepared in accordance with the Regulation 33 of the SEBI Listing (Obligations and Disclosure Requirements) Regulations, 2015
- 3 These Financial Results of the Company have been prepared in accordance with the Accounting Standard as prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued there under and the other accounting principles generally accepted in India.
- 4 The company has not given segment reporting as its primary business segment is construction contracting and all the revenue and profit is from said primary business segment only.
- 5 Figures of half year ended 31st March, 2019 are the balancing figures between the audited figures ended on 31st March 2019 and unaudited half year ended on 30th September 2018.
- 6 IPO Related expenses incurred during the year amounting to Rs 1570/- has been adjusted against Securities Premium
- 7 Figures have been re-grouped or re-classified, wherever necessary.
- 8 The above financial results are available on companies website www.univastu.com and the stock exchange viz. www.nseindia.com.

FOR, UNIVASTU INDIA LTD

MANAGING DIRECTOR



UNIVASTU INDIA LTD

CIN - L45200PN2009PLC133864

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Tel: 020-25434617, Mobile: 9552586198

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Consolidated Statement of Assets & Liabilities

Particulars	Note No.	As At 30th September 2019	As At 31st March 2019
		Unaudited	Audited
I. EQUITY AND LIABILITIES			
1 Shareholders' funds			
Share capital	2.1	5,68,23,000	5,68,23,000
Reserves and surplus	2.2	15,62,31,491	13,74,17,541
Money received against share warrants			
2 Minority Interest	2.3	4,75,655	1,78,555
2 Share application money pending allotment			
3 Non-current liabilities			
Long-term borrowings	2.3	6,44,79,644	5,28,09,648
Deferred tax liabilities (Net)		33,74,204	11,76,715
Other Long term liabilities	2.4	2,91,69,663	2,91,65,688
Long-term provisions			
4 Current liabilities			
Short-term borrowings	2.5	22,79,18,738	21,60,94,277
Trade payables	2.6	26,59,74,524	30,50,04,239
Other current liabilities	2.7	7,23,73,725	6,65,84,623
Short-term provisions	2.8	90,32,551	66,88,975
TOTAL		88,58,53,194	87,19,43,260
II. ASSETS			
Non-current assets			
1 Fixed assets			
Tangible assets	2.9	12,11,50,875	11,72,71,953
Intangible assets		-	-
Capital work-in-progress		-	-
Intangible assets under development		-	-
Non-current investments	2.10	7,32,500	7,32,500
Deferred tax assets (net)		-	-
Long-term loans and advances	2.11	14,00,000	14,00,000
Other non-current assets		-	-
2 Current assets			
Current investments		-	-
Investments		-	-
Inventories	2.12	37,09,91,897	26,34,54,735
Trade receivables	2.13	16,94,49,608	30,85,81,212
Cash and cash equivalents	2.14	6,24,54,685	4,70,14,134
Short-term loans and advances	2.15	27,61,167	11,30,036
Other current assets	2.16	15,69,12,463	13,23,58,689
TOTAL		88,58,53,194	87,19,43,260



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Consolidated Cash Flow Statement for the period ended on 30th September 2019

Particulars	Year Ended	Year Ended
	30.09.2019	31.03.2019
A. Cash flows from operating activities		
Net profit before tax	27,467,087	62,603,618
Adjustments for:		
Depreciation	5,555,056	7,663,124
Exceptional items		
Finance cost	23,323,424	42,340,597
Operating profit before working capital changes	56,345,566	112,607,338
Adjustments for:		
Sundry debtors and other receivables	139,131,605	(19,256,918)
Loans and advances	(26,184,904)	(59,553,658)
Inventories	(107,537,162)	(118,037,192)
Trade Creditors	(39,029,715)	57,366,555
Current Liabilities and Provision for expenses	8,132,678	45,631,022
Cash generated from operations	30,858,068	18,757,147
Income taxes paid (net of refunds, if any)	(6,157,178)	(17,223,879)
Net cash from operating activities	24,700,890	1,533,268
B. Cash flows from investing activities		
Purchase of fixed assets and CWIP	(9,433,978)	(57,260,686)
(Purchase)/Sales of Investment		
Net cash used for investing activities	(9,433,978)	(57,260,686)
C. Cash flows from financing activities		
Loans Taken	23,498,432	123,469,544
Increase in share capital & Reserves		24,000
IPO Expenses	(1,370)	(2,785)
Finance Cost	(23,323,424)	(42,340,597)
Net cash from financing activities	173,638	81,150,162
Net increase in cash and cash equivalents (A + B + C)	15,440,550	25,422,744
Cash and cash equivalents at beginning of period	47,014,135	21,591,391
Cash and cash equivalents at end of period	62,454,685	47,014,135

Leuor

