



Date: 09.11.2023

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 (3) (a) 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 9<sup>th</sup> November 2023 has approved the Unaudited Standalone Financial Results of the Company for the quarter ending 30<sup>th</sup> September 2023.

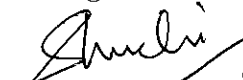
Further, disclosures under Regulation 52(4) of SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015 are as under:

1. Debt-equity ratio=36.68:1
2. Debt service coverage ratio= 0.26:1
3. Interest service coverage ratio=0.28:1
4. Outstanding redeemable preference shares (quantity and value)=N.A
5. Capital redemption reserve/debenture redemption reserve-Not applicable for the period under review
6. Net Worth=Rs. 3,202.12 lakhs
7. Net Profit after Tax=Rs.(2,420.50) lakhs
8. Earnings per share=Rs.(11.78)
9. Current ratio=.35:1
10. Long term debt to working capital=1.08:1
11. Bad debts to accounts receivable ratio (%)=Nil
12. Current liability ratio=0.95:1
13. Total debts to total assets=0.67:1
14. Debtor's turnover=6.57:1
15. Inventory turnover=0.08:1
16. Operation Margin(%)=51.93
17. Net Profit Margin (%)=(100.61)

You are requested to kindly take the same on record.

Thanking you,

For Logix Buildtech Private Limited

  
Shuchi Kulshreshtha  
(Company Secretary)



Regd. Office:- DGL006, Ground Floor,  
DLF Galleria,  
Mayur Vihar, Phase-I,  
New Delhi-110091

**LOGIX BUILDTECH PVT. LTD.**

Corp. Office : A-4 & 5, Sector-16, Noida (U.P.) Ph. : +91-120-4366 000 Fax: +91-120-4366 098

Site Address: Plot No. 58, Block BW, Sector-32, Noida (U.P.) CIN No. : U70200DL2010PTC200042

E-mail : corporate@logixgroup.in | www.logixgroup.in



**SAXENA SINGHAL & VAID**  
CHARTERED ACCOUNTANTS

1880, Malvika Road,  
Kashmere Gate, Delhi 110006  
Contact : 01-11-23000374  
E-mail : rks\_sav@yahoo.com

**Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Standalone Financial Results of the Company Pursuant to Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended**

To  
Board of Directors of  
Logix Buildtech Private Limited

We have reviewed the accompanying statement of unaudited standalone financial results of Logix Buildtech Private Limited (the "Company") for the period July 1, 2023 to Sep 30, 2023 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

The Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Listing Regulations. The Statement has been approved by the Company's Board of Directors. Our responsibility is to express a conclusion on the Statement 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 Statement is free of material misstatement. 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.

Based on our review conducted as above, except the matter as specified in Emphasis of matter paragraph, 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 Standards (Ind AS) specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.



*Emphasis of matter Paragraph*

*We draw attention to the following matters in the notes to Ind AS Financial Statement-*

- 1. Note 40 of the Ind AS Financial Statements where the Balance of advances to vendors, trade receivable and payable are subject to confirmations.*
- 2. Debentures amounting to Rs.1174.50cr along with interest amounting to Rs.390.44cr are due for redemption in November 2023. In case of demand of redemption, company may face dilution of going concern assumption.*

*Kind Attention is invited to the fact that Company has defaulted with redemption of above mentioned debentures on its due date i.e. 04.11.2023.*

*Our Opinion is not modified in respect of these matters.*

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



(Harish Kumar Saxena)  
(Partner)  
(Membership Number: 014817)  
UDIN: 23014817BGZGZJ3122

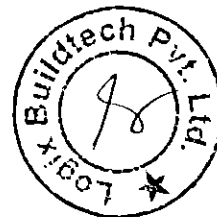
Place of Signature: - Delhi  
Date: - 09.11.2023

**LOGIX BUILDTECH PRIVATE LIMITED**  
 Reg. Office:-DGL006, GROUND FLOOR, DLF GALLERIA, MAYUR VIHAR, PHASE-1, NEW DELHI-110091  
 Corporate Identification Number:-U70200DL2010PTC200042

**Statement of Unaudited Standalone Financial Results for the quarter and six months ended September 30, 2023**

(All amounts in INR lakhs, unless otherwise stated)

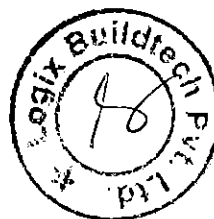
Particulars	Quarter ended			Half year ended		Year ended
	30.09.2023 Unaudited/ Reviewed	30.06.2023 Unaudited/ Reviewed	30.09.2022 Unaudited/ Reviewed	30.09.2023 Unaudited/ Reviewed	30.09.2022 Unaudited/ Reviewed	31.03.2023 Audited
<b>Income</b>						
Revenue from operations	2,405.74	2,305.60	2,926.80	4,711.34	5,148.73	10,139.76
Other income	46.19	68.79	73.59	114.98	176.75	277.71
<b>Total Income (a)</b>	<b>2,451.92</b>	<b>2,374.39</b>	<b>3,000.39</b>	<b>4,826.33</b>	<b>5,325.48</b>	<b>10,417.47</b>
<b>Expenses</b>						
Cost of development expenses	74.56	64.34	211.91	138.90	311.78	627.48
Changes in inventories of project in progress	(71.39)	(72.31)	722.92	(143.70)	681.15	371.30
Employee benefits expense	64.55	64.67	41.96	129.22	84.45	194.67
Finance costs	4,500.31	4,456.28	4,578.54	8,956.59	9,117.03	18,068.12
Depreciation and amortisation expense	362.68	362.68	363.34	725.37	727.24	1,453.32
Other expenses	772.22	886.85	775.63	1,659.07	1,823.36	3,586.48
<b>Total Expenses (b)</b>	<b>5,702.93</b>	<b>5,762.51</b>	<b>6,694.31</b>	<b>11,465.45</b>	<b>12,745.01</b>	<b>24,301.37</b>
<b>Loss before tax &amp; exceptional items (a-b)</b>	<b>(3,251.01)</b>	<b>(3,388.12)</b>	<b>(3,693.92)</b>	<b>(6,639.12)</b>	<b>(7,419.53)</b>	<b>(13,883.90)</b>
<b>Exceptional items</b>	-	-	-	-	-	-
<b>Loss before tax</b>	<b>(3,251.01)</b>	<b>(3,388.12)</b>	<b>(3,693.92)</b>	<b>(6,639.12)</b>	<b>(7,419.53)</b>	<b>(13,883.90)</b>
<b>Tax expense</b>						
Current tax	-	-	(0.04)	-	(0.04)	-
Deferred tax charge / (credit)	(830.51)	(880.92)	(85.39)	(1,711.43)	(1,039.82)	(3,437.05)
<b>Tax expense</b>	<b>(830.51)</b>	<b>(880.92)</b>	<b>(85.43)</b>	<b>(1,711.43)</b>	<b>(1,039.86)</b>	<b>(3,437.05)</b>
<b>Profit / (Loss) for the year</b>	<b>(2,420.50)</b>	<b>(2,507.20)</b>	<b>(3,608.49)</b>	<b>(4,927.69)</b>	<b>(6,379.67)</b>	<b>(10,446.85)</b>
<b>Other comprehensive income/(loss)</b>						
Items that will not be reclassified to profit or loss						
- Remeasurements of the defined benefit plans	(0.26)	(0.26)	(1.64)	(0.53)	(3.29)	(1.06)
- Income tax relating to this item	0.07	0.07	0.43	0.14	0.85	0.28
<b>Other comprehensive income/(loss) for the year (net of tax)</b>	<b>(0.20)</b>	<b>(0.20)</b>	<b>(1.22)</b>	<b>(0.39)</b>	<b>(2.43)</b>	<b>(0.78)</b>
<b>Total comprehensive income/(loss) for the year (net of tax)</b>	<b>(2,420.30)</b>	<b>(2,507.00)</b>	<b>(3,607.27)</b>	<b>(4,927.30)</b>	<b>(6,377.24)</b>	<b>(10,446.07)</b>
<b>Earnings per equity share</b>						
(i) Basic (in INR)	(11.78)	(12.20)	(17.56)	(23.98)	(31.05)	(50.84)
(ii) Diluted (in INR)	(11.78)	(12.20)	(17.56)	(23.98)	(31.05)	(50.84)



**Statement of Unaudited Standalone Assets and Liabilities**

( All amounts in INR lakhs, unless otherwise stated)

Particulars	September 30, 2023	March 31, 2023
<b>Assets</b>		
<b>Non-current assets</b>		
Investment property	37,681.01	38,412.51
Other intangible assets	6.83	6.43
<b>Financial assets</b>		
Other financial assets	319.89	307.20
Deferred tax assets (net)	13,061.24	11,349.96
Non-current tax assets (Net)	1,123.31	692.54
Other non-current assets	65,280.26	48,869.73
<b>Total non-current assets</b>	<b>117,472.54</b>	<b>99,638.37</b>
<b>Current assets</b>		
Inventories	55,781.07	55,637.37
<b>Financial assets</b>		
Trade receivables	634.65	798.96
Cash and cash equivalents	470.05	571.02
Other financial assets	900.00	1,100.00
Other current assets	1,104.38	11,497.44
<b>Total current assets</b>	<b>58,890.16</b>	<b>69,604.79</b>
<b>Total Assets</b>	<b>176,362.70</b>	<b>169,243.16</b>
<b>Equity and liabilities</b>		
<b>Equity</b>		
Equity share capital	2,054.75	2,054.75
Other equity	1,147.37	6,074.67
<b>Total equity</b>	<b>3,202.12</b>	<b>8,129.42</b>
<b>Non-current liabilities</b>		
<b>Financial liabilities</b>		
Lease liabilities	3,170.60	3,194.56
Other financial liabilities	1,295.28	1,252.02
Provisions	35.67	34.03
Other non-current liabilities	584.08	631.80
<b>Total non-current liabilities</b>	<b>5,085.63</b>	<b>5,112.41</b>
<b>Current liabilities</b>		
<b>Financial liabilities</b>		
Borrowings	117,450.00	117,720.00
Lease liabilities	149.87	161.67
Trade payables	829.18	947.98
Other financial liabilities	39,044.16	32,599.84
Provisions	1.98	1.64
Other current liabilities	10,599.77	4,570.20
<b>Total current liabilities</b>	<b>168,074.95</b>	<b>156,001.33</b>
<b>Total equity and liabilities</b>	<b>176,362.70</b>	<b>169,243.16</b>



**Unaudited Standalone Cash flow statement**

( All amounts in INR lakhs, unless otherwise stated)

Particulars	September 30, 2023 (Unaudited)	September 30, 2022 (Unaudited)
<b>Cash flows from operating activities</b>		
Profit/ (Loss) before tax	(6,639.12)	(7,419.53)
Adjustments for:		
Depreciation and amortisation	725.37	727.24
Interest expense recognised in profit or loss	8,956.59	9,117.03
Loss on Full and Final Settlement	8.19	
Interest income recognised in profit or loss	(15.78)	(4.53)
Gain on modification of lease	(29.64)	(6.75)
Rental income on financial instruments	(58.58)	(51.97)
	<b>2,947.02</b>	<b>2,361.50</b>
<b>Movements in working capital:</b>		
(Increase)/decrease in trade and other receivables	164.31	272.17
(Increase)/decrease in inventories	(160.42)	670.25
(Increase)/decrease in other financial assets	198.40	(1,383.75)
(Increase)/decrease in other assets	(6,017.47)	(93.20)
Increase/ (Decrease) in trade payables	(197.77)	(279.36)
Increase/ (Decrease) in provisions	2.52	2.59
Increase/ (Decrease) in other financial liabilities	6,489.87	150.57
Increase/ (Decrease) in other liabilities	5,981.85	(110.62)
<b>Cash generated from operations</b>	<b>9,408.31</b>	<b>1,590.15</b>
Income taxes paid (including tax deducted at source) / (net of refund)	(430.75)	561.74
<b>Net cash generated by / (used in) operating activities</b>	<b>8,977.56</b>	<b>2,151.89</b>
<b>Cash flows from investing activities</b>		
Purchase of investment property	(8.82)	(4.48)
Proceeds from sale of investment in subsidiaries	-	450.50
Interest received	4.68	0.02
<b>Net cash (used in)/generated by investing activities</b>	<b>(4.14)</b>	<b>446.03</b>
<b>Cash flows from financing activities</b>		
Proceeds/ (Repayments) from borrowings -Net	(270.00)	(960.00)
Interest paid	(8,804.39)	(2,918.45)
<b>Net cash used in financing activities</b>	<b>(9,074.39)</b>	<b>(3,878.45)</b>
<b>Net increase in cash and cash equivalents</b>	<b>(100.97)</b>	<b>(1,280.53)</b>
Cash and cash equivalents at the beginning of the year	571.02	1,802.27
<b>Cash and cash equivalents at the end of the year</b>	<b>470.05</b>	<b>521.74</b>

**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, 2023, June 30, 2023 and September 30, 2022 and half year ended September 30, 2023 and September 30, 2022.
- 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 09, 2023. The financial results for the quarter ended September 30, 2023 have been reviewed by the statutory auditors.



88.0  
513.41  
879.45  
252.53  
132.27

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

- 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 The Company has defaulted redemption of debentures on due date i.e. 04.11.2023 amounting to Rs. 1174.50 crore along with Interest Rs. 390.44 crore.
- 6 Statement of utilization of issue proceeds

Name of the issuer	ISIN	Mode of fund raising (Public issue/Private placement)	Type of instrument	Date of raising fund	Amount raised	Funds utilized	Any deviation (Yes/No)	If 8 is Yes, then specify the purpose for which the funds were utilized	Remarks, if any
1	2	3	4	5	6	7	8	9	10
Logix Buildtech Private Limited	INE806U07017	Private placement	Listed, Non-Convertible	04/11/2020	199.00	199.00	No		
	INE806U07025	Private placement	UnListed, Non-Convertible	04/11/2020	1,001.00	1,001.00	No		

- 7 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
	30.09.2023 Unaudited/ Reviewed	30.06.2023 Unaudited/ Reviewed	30.09.2022 Unaudited/ Reviewed	30.09.2023 Unaudited/ Reviewed	30.09.2022 Unaudited/ Reviewed	31.03.2023 Audited
Interest Service Coverage ratio	0.28	0.24	0.19	0.26	0.19	0.23
Operating margin (%)	51.93	46.33	30.22	49.19	32.97	41.27
Net profit margin (%)	(100.61)	(108.74)	(123.29)	(104.59)	(123.91)	(103.03)
Debt Service Coverage ratio	0.26	0.23	0.23	0.25	0.24	0.21
Debt equity ratio	36.68	20.92	9.76	36.68	9.76	14.48
Capital redemption reserve	-	-	-	-	-	-
Debenture redemption reserve	-	-	-	-	-	-
Net Worth	3,202.12	4,815.79	12,198.25	3,202.12	12,198.25	8,129.42
Current ratio	0.35	0.44	11.77	0.35	11.77	0.45
Long term debt to working capital	(1.08)	(1.17)	1.87	(1.08)	1.87	(1.36)
Bad debts to accounts receivable ratio (%)	-	-	-	-	-	-
Current liability ratio	0.95	0.94	0.04	0.95	0.04	0.92
Total debts to total assets	0.67	0.69	0.71	0.67	0.71	0.70
Debtor's turnover	6.57	3.06	5.38	6.57	5.38	10.73
Inventory turnover	0.08	(0.00)	0.09	0.08	0.09	0.02



**LOGIX BUILDTECH PRIVATE LIMITED**  
Reg. Office:-DGL006, GROUND FLOOR, DLF GALLERIA, MAYUR VIHAR PHASE-1, NEW DELHI-110091  
Corporate Identification Number:-U70200DL2010PTC200042

**Formulae used for calculation are as under:**

- a) Interest Service Coverage ratio:  $(\text{Profit before tax} + \text{Finance costs}) / \text{Finance costs}$
- b) Operating margin:  $(\text{Profit before tax} + \text{Finance costs}) / \text{Revenue from operations}$
- c) Net Profit margin:  $\text{Net profit for the period/year} / \text{Revenue from operations}$
- d) Debt Service coverage ratio:  $(\text{Profit before tax} + \text{Finance costs}) / (\text{Finance costs} + \text{Principal repayments (excluding prepayments)})$
- e) Debt: Long term borrowings + Short term borrowings + Interest accrued
- f) Debt equity ratio:  $\text{Debt} / \text{Total equity}$
- g) Net worth: Paid up equity share capital + Paid up preference share capital + Other equity (excluding capital reserves)
- h) Current Ratio:  $\text{Current Assets} / \text{Current Liabilities}$
- i) Long term debt to working capital:  $\text{Long term borrowings} / (\text{Current Assets} - \text{Current liabilities})$
- j) Bad debts to accounts receivable Ratio:  $\text{Bad debts} / \text{Average Trade receivables}$
- k) Current liability ratio:  $\text{Current liability} / (\text{Total equity} + \text{Total liabilities})$
- l) Total Debts to total assets:  $\text{Debt} / \text{Total assets}$
- m) Debtors turnover:  $\text{Revenue from operations} / \text{Average Trade receivables}$
- n) Inventory turnover:  $\text{Cost of good sold} / \text{Average Inventory}$

**(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

Place: Noida  
Date: November 09, 2023

Shakti Nuth  
Director  
DIN: 00017090

