



HB ESTATE DEVELOPERS LTD.

Regd. Office : Plot No. 31, Echelon Institutional Area, Sector - 32, Gurugram -122001 (Haryana)
Ph.:0124-4675500, Fax:0124-4370985, E-mail:corporate@hbestate.com
Website : www.hbestate.com, CIN : L99999HR1994PLC034146

LISTING CENTRE

05th November, 2019

The Listing Department
Bombay Stock Exchange Limited,
Phiroze Jeejeebhoy Towers,
Dalal Street, Fort
Mumbai-400001

Company Code-532334

Sub: Forwarding of Un-Audited Financial Results for the second quarter and half year ended 30th September, 2019 under Regulation 30 and 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Dear Sir/ Madam,

Pursuant to Regulation 30 and 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed Statement of Un-Audited Financial Results (Standalone and Consolidated) of the Company for the second quarter and half year ended 30th September, 2019 along with Limited Review Report, as approved and taken on record by the Board of Directors at its meeting held on Tuesday, 05th November, 2019.

The Meeting of Board of Directors commenced at 12:30 P.M. and concluded at 1:25 P.M.

Kindly take the above on record and oblige.

Thanking You,

Yours faithfully,
For HB Estate Developers Limited

Radhika
Radhika Khurana
(Company Secretary & Compliance Officer)

Encl: As above

HB ESTATE DEVELOPERS LIMITED

Registered Office: Plot No.31, Echelon Institutional Area, Sector 32, Gurugram-122001, Haryana

Ph.: +91-124-4675500, Fax No.: +91-124-4370985

E-mail: corporate@hbestate.com, Website: www.hbestate.com

CIN : L99999HR1994PLC034146

STATEMENT OF STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER/ HALF YEAR ENDED 30TH SEPTEMBER, 2019

(Rs. in Lakhs)

| | Particulars | Three Months Ended | | | Six Months Ended | | Year Ended |
|-------|---|--------------------|-----------------|-----------------|------------------|------------------|------------------|
| | | 30.09.2019 | 30.06.2019 | 30.09.2018 | 30.09.2019 | 30.09.2018 | 31.03.2019 |
| | | Unaudited | Unaudited | Unaudited | Unaudited | Unaudited | Audited |
| I | Revenue from Operations | 2209.29 | 1919.65 | 2112.25 | 4128.94 | 4100.56 | 8922.01 |
| II | Other Income | 12.05 | 32.32 | 12.82 | 44.37 | 27.86 | 155.44 |
| III | Total Revenue (I + II) | 2221.34 | 1951.97 | 2125.07 | 4173.31 | 4128.42 | 9077.45 |
| IV | Expenses: | | | | | | |
| | a) Cost of materials consumed | 202.97 | 168.79 | 196.19 | 371.76 | 395.85 | 829.59 |
| | b) Changes in inventories of finished goods, work-in progress and stock-in-trade | - | - | 267.98 | - | 267.98 | 267.98 |
| | c) Employee benefit expense | 486.57 | 487.07 | 490.01 | 973.64 | 965.80 | 1959.91 |
| | d) Finance costs | 632.40 | 648.35 | 713.69 | 1280.75 | 1405.38 | 2770.30 |
| | e) Depreciation and amortization expense | 352.00 | 347.86 | 357.32 | 699.86 | 710.98 | 1417.29 |
| | f) Other expenses | 790.17 | 765.80 | 830.05 | 1555.97 | 1673.57 | 3042.99 |
| | Total expenses | 2464.11 | 2417.87 | 2855.24 | 4881.98 | 5419.56 | 10288.06 |
| V | Profit (Loss) before exceptional items and tax (III - IV) | (242.77) | (465.90) | (730.17) | (708.67) | (1291.14) | (1210.61) |
| VI | Exceptional items | - | - | - | - | - | - |
| VII | Profit (Loss) before tax (V - VI) | (242.77) | (465.90) | (730.17) | (708.67) | (1291.14) | (1210.61) |
| VIII | Tax expense: | | | | | | |
| | (1) Current tax | - | - | - | - | - | 21.61 |
| | (2) Deferred tax | (65.23) | (112.32) | (174.15) | (177.55) | (294.87) | (189.29) |
| | Total Tax Expense | (65.23) | (112.32) | (174.15) | (177.55) | (294.87) | (167.68) |
| IX | Profit / (Loss) for the period from continuing operations (VII - VIII) | (177.54) | (353.58) | (556.02) | (531.12) | (996.27) | (1042.93) |
| X | Profit / (Loss) from discontinuing operations | - | - | - | - | - | - |
| XI | Tax expense of discontinuing operations | - | - | - | - | - | - |
| XII | Profit / (Loss) from discontinuing operations (after tax) (X - XI) | - | - | - | - | - | - |
| XIII | Profit/(Loss) for the period (IX + XII) | (177.54) | (353.58) | (556.02) | (531.12) | (996.27) | (1042.93) |
| XIV | Other Comprehensive Income | | | | | | |
| | a. Items that will not be reclassified to Profit or Loss | | | | | | |
| | i. Remeasurement of defined benefit plans | (1.33) | (1.34) | 2.46 | (2.67) | 4.69 | (4.86) |
| | ii. Tax relating to above | 0.39 | 0.39 | (0.71) | 0.78 | (1.36) | 1.41 |
| XV | Total Comprehensive Income (Comprising Profit/ (Loss) and other comprehensive income for the period) (XIII + XIV) | (178.48) | (354.53) | (554.27) | (533.01) | (992.94) | (1046.38) |
| XVI | Paid Up Equity Share Capital (Rs. 10 Per Share) | 1973.37 | 1973.37 | 1973.37 | 1973.37 | 1973.37 | 1973.37 |
| XVII | Other Equity | N.A. | N.A. | N.A. | N.A. | N.A. | 20005.38 |
| XVIII | Earning Per Share (in ₹) :- | | | | | | |
| | (1) Basic | (0.91) | (1.82) | (2.86) | (2.73) | (5.12) | (5.36) |
| | (2) Diluted | (0.91) | (1.82) | (2.86) | (2.73) | (5.12) | (5.36) |



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CIN : L99999HR1994PLC034146

STATEMENT OF CONSOLIDATED UNAUDITED FINANCIAL RESULTS FOR THE QUARTER/ HALF YEAR ENDED 30TH SEPTEMBER, 2019

(Rs. in Lakhs)

| Particulars | Three Months Ended | | | Six Months Ended | | Year Ended |
|--|--------------------|------------|------------|------------------|------------|------------|
| | 30.09.2019 | 30.06.2019 | 30.09.2018 | 30.09.2019 | 30.09.2018 | 31.03.2019 |
| | Unaudited | Unaudited | Unaudited | Unaudited | Unaudited | Audited |
| I Revenue from Operations | 2209.29 | 1919.65 | 2112.25 | 4128.94 | 4100.56 | 8922.01 |
| II Other Income | 12.05 | 32.32 | 12.82 | 44.37 | 27.86 | 155.44 |
| III Total Revenue (I + II) | 2221.34 | 1951.97 | 2125.07 | 4173.31 | 4128.42 | 9077.45 |
| IV Expenses: | | | | | | |
| a) Cost of materials consumed | 202.97 | 168.79 | 196.19 | 371.76 | 395.85 | 829.59 |
| b) Changes in inventories of finished goods, work-in progress and stock-in-trade | - | - | 267.98 | - | 267.98 | 267.98 |
| c) Employee benefit expense | 486.57 | 487.07 | 490.01 | 973.64 | 965.80 | 1959.91 |
| d) Finance costs | 632.40 | 648.35 | 713.69 | 1280.75 | 1405.38 | 2770.30 |
| e) Depreciation and amortization expense | 352.00 | 347.86 | 357.32 | 699.86 | 710.98 | 1417.29 |
| f) Other expenses | 790.17 | 765.80 | 830.05 | 1555.97 | 1673.57 | 3042.99 |
| Total expenses | 2464.11 | 2417.87 | 2855.24 | 4881.98 | 5419.56 | 10288.06 |
| V Profit (Loss) before exceptional items and tax (III - IV) | (242.77) | (465.90) | (730.17) | (708.67) | (1291.14) | (1210.61) |
| VI Exceptional items | - | - | - | - | - | - |
| VII Profit (Loss) before tax (V - VI) | (242.77) | (465.90) | (730.17) | (708.67) | (1291.14) | (1210.61) |
| VIII Tax expense: | | | | | | |
| (1) Current tax | - | - | - | - | - | 21.61 |
| (2) Deferred tax | (65.23) | (112.32) | (174.15) | (177.55) | (294.87) | (189.29) |
| Total Tax Expense | (65.23) | (112.32) | (174.15) | (177.55) | (294.87) | (167.68) |
| IX Profit / (Loss) for the period from continuing operations (VII - VIII) | (177.54) | (353.58) | (556.02) | (531.12) | (996.27) | (1042.93) |
| X Profit / (Loss) from discontinuing operations | - | - | - | - | - | - |
| XI Tax expense of discontinuing operations | - | - | - | - | - | - |
| XII Profit / (Loss) from discontinuing operations (after tax) (X - XI) | - | - | - | - | - | - |
| XIII Profit/(Loss) for the period (IX + XII) | (177.54) | (353.58) | (556.02) | (531.12) | (996.27) | (1042.93) |
| XIV Other Comprehensive Income | | | | | | |
| a. Items that will not be reclassified to Profit or Loss | | | | | | |
| i. Remeasurement of defined benefit plans | (1.33) | (1.34) | 2.46 | (2.67) | 4.69 | (4.86) |
| ii. Tax relating to above | 0.39 | 0.39 | (0.71) | 0.78 | (1.36) | 1.41 |
| XV Total Comprehensive Income (Comprising Profit/ (Loss) and other comprehensive income for the period) (XIII + XIV) | (178.48) | (354.53) | (554.27) | (533.01) | (992.94) | (1046.38) |
| XVI Paid Up Equity Share Capital (Rs. 10 Per Share) | 1973.37 | 1973.37 | 1973.37 | 1973.37 | 1973.37 | 1973.37 |
| XVII Other Equity | N.A. | N.A. | N.A. | N.A. | N.A. | 20005.38 |
| XVIII Earning Per Share (in ₹) :- | | | | | | |
| (1) Basic | (0.91) | (1.82) | (2.86) | (2.73) | (5.12) | (5.36) |
| (2) Diluted | (0.91) | (1.82) | (2.86) | (2.73) | (5.12) | (5.36) |



NOTES**1. Statement of Assets and Liabilities**

(Rs. In Lakhs)

| Particulars | Standalone | | Consolidated | |
|---|-----------------------|------------------------|-----------------------|------------------------|
| | Unaudited | Audited | Unaudited | Audited |
| | As at 30th Sept, 2019 | As at 31st March, 2019 | As at 30th Sept, 2019 | As at 31st March, 2019 |
| ASSETS | | | | |
| Non-Current Assets | | | | |
| (a) Property, Plant and Equipment | 44156.70 | 44734.50 | 44156.70 | 44734.50 |
| (b) Other Intangible Assets | 13.53 | 18.16 | 13.53 | 18.16 |
| (c) Financial Assets | | | | |
| (i) Investments | 211.87 | 1409.32 | 211.87 | 1409.32 |
| (ii) Other Financial Assets | 219.72 | 213.52 | 219.72 | 213.52 |
| (d) Deferred Tax Assets (Net) | 4249.28 | 4070.95 | 4249.28 | 4070.95 |
| (e) Other Non Current Assets | 33.39 | 33.39 | 33.39 | 33.39 |
| | 48884.49 | 50479.84 | 48884.49 | 50479.84 |
| Current Assets | | | | |
| (a) Inventories | 1410.21 | 1385.30 | 1410.21 | 1385.30 |
| (b) Financial Assets | | | | |
| (i) Trade Receivables | 396.53 | 346.12 | 396.53 | 346.12 |
| (ii) Cash and Cash Equivalents | 734.08 | 903.49 | 734.08 | 903.49 |
| (iii) Other Bank Balances other than (ii) above | 42.70 | 42.70 | 42.70 | 42.70 |
| (iv) Loans | 273.78 | 281.18 | 273.78 | 281.18 |
| (v) Other Financial Assets | 2.17 | 3.73 | 2.17 | 3.73 |
| (c) Current Tax Assets (Net) | 279.18 | 340.89 | 279.18 | 340.89 |
| (d) Other Current Assets | 659.26 | 528.45 | 659.26 | 528.45 |
| | 3797.91 | 3831.86 | 3797.91 | 3831.86 |
| | 52682.40 | 54311.70 | 52682.40 | 54311.70 |
| EQUITY AND LIABILITIES | | | | |
| Shareholders' Funds | | | | |
| (a) Equity Share Capital | 1973.37 | 1973.37 | 1973.37 | 1973.37 |
| (b) Other Equity | 19032.57 | 20005.38 | 19032.57 | 20005.38 |
| | 21005.94 | 21978.75 | 21005.94 | 21978.75 |
| Non-Current Liabilities | | | | |
| (a) Financial Liabilities | | | | |
| (i) Borrowings | 25463.28 | 26838.71 | 25463.28 | 26838.71 |
| (ii) Other Financial Liabilities | 918.32 | 899.14 | 918.32 | 899.14 |
| (b) Provisions | 53.36 | 59.51 | 53.36 | 59.51 |
| | 26434.96 | 27797.36 | 26434.96 | 27797.36 |
| Current Liabilities | | | | |
| (a) Financial Liabilities | | | | |
| (i) Borrowings | 1631.03 | 1489.44 | 1631.03 | 1489.44 |
| (ii) Trade Payables | | | | |
| -Total outstanding dues of micro enterprises and small enterprises | 62.02 | 38.15 | 62.02 | 38.15 |
| -Total outstanding dues of creditors other than micro enterprises and small enterprises | 1077.62 | 1178.37 | 1077.62 | 1178.37 |
| (iii) Other Financial Liabilities | 2181.29 | 1638.87 | 2181.29 | 1638.87 |
| (b) Other Current Liabilities | 276.94 | 178.16 | 276.94 | 178.16 |
| (c) Provisions | 12.60 | 12.60 | 12.60 | 12.60 |
| | 5241.50 | 4535.59 | 5241.50 | 4535.59 |
| | 52682.40 | 54311.70 | 52682.40 | 54311.70 |



2. Cash Flow Statement

(Rs. In Lakhs)

| PARTICULARS | Standalone | | Consolidated | |
|---|----------------------|----------------------|----------------------|----------------------|
| | Unaudited | | Unaudited | |
| | As At 30th Sept,2019 | As At 30th Sept,2018 | As At 30th Sept,2019 | As At 30th Sept,2018 |
| A) CASH FLOW FROM OPERATING ACTIVITIES | | | | |
| Net Profit/(Loss) before tax, extraordinary items | (709) | (1291) | (709) | (1291) |
| Adjustment for : | | | | |
| Depreciation/Amortisation | 700 | 711 | 700 | 711 |
| Loss on Sale of Property, Plant and Equipments (Net) | 3 | 3 | 3 | 3 |
| Interest Income | (22) | (5) | (22) | (5) |
| Interest Expense | 1061 | 1073 | 1061 | 1073 |
| Loan Processing fee amortized during the year | 79 | 70 | 79 | 70 |
| Interest Expense on fair valuation of security deposits | 12 | 12 | 12 | 12 |
| Interest Expense on Debt Component of Compounded financial instruments | 128 | 250 | 128 | 250 |
| Loss / (Gain) on Fair Valuation of Investments | 7 | 33 | 7 | 33 |
| Operating Profit before Working Capital Changes | 1259 | 856 | 1259 | 856 |
| Adjustments for : | | | | |
| Trade receivables | (50) | (66) | (50) | (66) |
| Loans and Advances and other assets | (128) | (33) | (128) | (33) |
| Inventories | (25) | 292 | (25) | 292 |
| Trade Payables & other current/ non-current Liabilities | (84) | (176) | (84) | (176) |
| Cash generated from operations | 972 | 873 | 972 | 873 |
| Direct Tax (Paid)/Refund Received/Adjustment (Net) | 62 | (31) | 62 | (31) |
| Net Cash from operating activities (A) | 1034 | 842 | 1034 | 842 |
| B) CASH FLOW FROM INVESTING ACTIVITIES | | | | |
| Purchase of Property, Plant and Equipments | (122) | (66) | (122) | (66) |
| Sale of Property, Plant and Equipments | 1 | 1 | 1 | 1 |
| Sale / (Purchase) of Investments (Net) | 1190 | - | 1190 | - |
| Interest Received | 22 | 5 | 22 | 5 |
| Net Cash received in Investing activities (B) | 1091 | (60) | 1091 | (60) |
| C) CASH FLOW FROM FINANCING ACTIVITIES | | | | |
| Interest paid | (1061) | (1073) | (1061) | (1073) |
| Proceeds / (Repayment) from / of Long term Borrowings (Net) | (1375) | (13) | (1375) | (13) |
| Proceeds / (Repayment) from / of Short term Borrowings (Net) | 142 | (90) | 142 | (90) |
| Net Cash used in Financing Activities (C) | (2294) | (1176) | (2294) | (1176) |
| Net increase in Cash and Cash equivalents (A+B+C) | (169) | (394) | (169) | (394) |
| CASH & CASH EQUIVALENTS (OPENING BALANCE) | 903 | 698 | 903 | 698 |
| CASH & CASH EQUIVALENTS (CLOSING BALANCE) | 734 | 304 | 734 | 304 |
| Components of cash and cash equivalents at the end of the year/ period | | | | |
| Cash on hand | 12 | 13 | 12 | 13 |
| Balances with scheduled banks : | | | | |
| -In current and deposit accounts | 722 | 291 | 722 | 291 |
| | 734 | 304 | 734 | 304 |

3. These Standalone and Consolidated Financial Results, Statement of Assets and Liabilities and Cash Flow Statement were placed before and reviewed by the Audit Committee at its meeting held on 05th November, 2019 and approved by the Board of Directors in its meeting held on the same date. The above results have been subjected to Limited Review by the Statutory Auditors.

4. The Company has only one reportable primary segment i.e. business of owning and managing hotel. Hence, No segmental reporting is applicable.

5. These Financial Results have been prepared in accordance with the recognition and measurement principles laid down in Ind AS prescribed under Section 133 of the Companies Act, 2013 read with the relevant rules issued thereunder and other Accounting Principles generally accepted in India.

6. The Consolidated financial Results, Statement of Assets and Liabilities and Cash Flow Statement & Standalone Cash Flow Statement for the comparative Three/ Six months ended September 30, 2018 as reported in these Financial Results have not been subjected to limited review.

7. The Consolidated Financial Results of the Company and its associate have been prepared as per Ind AS 110 "Consolidated Financial Statements" as notified by the Ministry of Corporate Affairs.

8. The figures have been regrouped/ reclassified wherever considered necessary to facilitate comparison.

For HB Estate Developers Limited

Place : Gurugram
Date : 05th November, 2019



Jag Mohan Lal Suri
Director
DIN:00002373

Independent Auditor's Limited Review Report on the Quarterly Unaudited Standalone Financial Results of the company pursuant to the Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirements) regulations, 2015, as amended

Review Report to
The Board of Directors
HB Estate Developers Limited

1. We have reviewed the accompanying statement of unaudited standalone financial results of HB Estate Developers Limited ('the Company') for the quarter and period ended 30th September 2019 ('the statement') attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of SEBI (Listing obligations and disclosure requirements) Regulation, 2015, as amended (the "Listing Regulations"). Attention is drawn to Note No. 6 of the statement which states that the statement of cash flows for the corresponding six months ended 30th September 2018, as reported in the accompanying statement have been approved by the Company's Board of Directors, but have not been subject to review.
2. The preparation of the statement in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under section 133 of the Companies Act, 2013 read with relevant rules issued there under and other accounting principles generally accepted in India, read with the circular is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to express a conclusion on the statements based on our review.
3. We conducted our review in accordance with the Standard on Review Engagement (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 provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.



4. Based on our review conducted as above, 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 applicable Indian Accounting Standards (“Ind AS”) as specified under Section 133 of the Companies Act, 2013, read with relevant rules issued thereunder and other recognized accounting practices and polices has not disclosed the information required to be disclosed in terms of Regulation 33 of SEBI (Listing obligations and disclosure requirements) Regulation, 2015 read with the Circular, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For G.C Agarwal & Associates
Chartered Accountants
FRN: 017851N



(G. C. Agarwal)
Proprietor
M. No. : 083820



Place: Gurugram
Date: 05.11.2019

Independent Auditor's Limited Review Report on the Quarterly Unaudited Consolidated Financial Results of the company pursuant to the Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirements) regulations, 2015, as amended

Review Report to
The Board of Directors
HB Estate Developers Limited

1. We have reviewed the accompanying statement of unaudited consolidated financial results of HB Estate Developers Limited ("the Company") and its associates (the Holding Company and its associates together referred to as "the Group") and its share of the net profit after tax and other comprehensive incomes of its associates for the quarter and period ended 30th September 2019 ("the statement") attached herewith, being submitted by the Parent Company pursuant to the requirement of Regulation 33 of SEBI (Listing obligations and disclosure requirements) Regulation, 2015, as amended (the "Listing Regulations"). Attention is drawn to Note No. 6 of the statement which states that the statement of cash flows for the corresponding six months ended 30th September 2018, as reported in the accompanying statement have been approved by the Company's Board of Directors, but have not been subject to review.
2. The preparation of the statement in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under section 133 of the Companies Act, 2013 read with relevant rules issued there under and other accounting principles generally accepted in India, read with the circular is the responsibility of the Parent Company's Management and has been approved by the Board of Parent's Board of Directors. Our responsibility is to express a conclusion on the statements based on our review.
3. We conducted our review in accordance with the Standard on Review Engagement (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 provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.



4. The statement includes the result of:

Associates:

Parsvnath HB Projects Private Limited

5. The accompanying statement includes interim financial results and other financial information of 1 Associate which reflects Group Share of net profit of Rs. NIL and total comprehensive income of Rs. NIL for the quarter and period ended 30th September 2019 which are certified by management. According to the information and explanation given to us by the management, these interim financial results and other financial information are not material to the group. Our conclusion on the statement is not modified in respect of the above matter.
6. Based on our review conducted as above, and based on the consideration of matters referred to in Paragraph 5 above 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 applicable Indian Accounting Standards ("Ind AS") as specified under Section 133 of the Companies Act, 2013, read with relevant rules issued thereunder and other recognized accounting practices and polices has not disclosed the information required to be disclosed in terms of Regulation 33 of SEBI (Listing obligations and disclosure requirements) Regulation, 2015 read with the Circular, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For G.C Agarwal & Associates
Chartered Accountants
FRN: 017851N



(G. C. Agarwal)
Proprietor
M. No. : 083820



Place: Gurugram
Date: 05.11.2019