



CHD DEVELOPERS LIMITED

Regd. Office: SF 16-17, 1st Floor, Madame Bhikaji Cama Bhawan, Bhikaji Cama Place, New Delhi-110066
CIN- L74899DL1990PLC041188

Dear Member,

Pursuant to the provisions of the Companies Act, 1956, your Company, CHD Developers Limited, was accepting deposits from Public and Members of the Company since a very long time. Now, pursuant to provisions of the Companies Act, 2013, A Circular in the Form DPT-1 needs to be circulated with all members of the Company, to invite/accept/renew deposits from members of the Company. Attached herewith is the Circular for Inviting Deposits for your perusal.

For and on behalf of Board of Directors
M/s **CHD Developers Limited**

Date : 07.07.2014
Place : New Delhi

Sd/-
Rajinder Kumar Mittal
Chairman

FORM DPT-1

CIRCULAR OR CIRCULAR IN THE FORM OF ADVERTISEMENT INVITING DEPOSITS

[Pursuant to section 73 (2)(a) and rule 4(1) and 4(2) of the Companies (Acceptance of Deposits) Rules, 2014]

GENERAL INFORMATION

- | | |
|---|---|
| 1. Name of the Company | CHD Developers Limited |
| 2. Address | SF-16, 17, 1st Floor, Bhikaji Cama Bhawan,
Bhikaji Cama Place, New Delhi-110066 |
| 3. CIN | L74899DL1990PLC041188 |
| 4. Web Address | www.chddevelopers.com |
| 5. Telephone No. | 011- 40100100 |
| 6. Fax No. | 011- 40100190 |
| 7. Date of incorporation of the company | 17th August, 1990 |
| 8. Business carried on by the company and its subsidiaries with the details of branches or units, if any; | Real Estate Development, Facility Management and Hospitality Services |
| 9. Brief particulars of the Management of the Company | : The affairs of the Company are being managed by the Chairman and Managing Director of the company under supervision and Control of the Board of Directors of the Company. |
| 10. Details of Board of Directors | |

S. No.	Full name	DIN	Present Residential Address	Occupation	Designation
1	Rajinder Kumar Mittal	00015146	Plot No.11, Second Floor, Nelson Mandela Road, Vasant Kunj, New Delhi-110070	Business	Chairman & Whole Time Director
2	Gaurav Mittal	00052968	Plot No.11, Nelson Mandela Road, Vasant Kunj, New Delhi-110070	Business	Managing Director
3	Pran Nath	00015740	C-II/2255, Vasant Kunj, New Delhi-110070	Consultant	Director
4	Manmohan Singh Kapur	00703815	Flat No. KLASSE/1/401, Eldeco Utopia, Sector-93/A, Express Way, Noida-201304	Retired Bank Official	Director

11. Management's perception of risk factors;
Re al estate sector can be impacted due to market demand, government policies, national and international economic conditions and company's cash flows can be impacted due to above said conditions or occurrence of any force majeure event.
12. Details of default, including the amount involved, duration of default and present status, in repayment of -
 - i) Statutory dues NIL
 - ii) Debentures and interest thereon NA
 - iii) Loan from any Bank or Financial Institution and interest thereon. NIL

PARTICULARS OF THE DEPOSIT SCHEME

1. Date of passing of board resolution : 07.07.2014
2. Date of passing of resolution authorizing the invitation of such deposits through Postal ballot : 19th May, 2014
3. Type of deposits, i.e., whether secured or unsecured : Unsecured
4. Amount which the company can raise by way of deposits as per the Act and the rules made thereunder : Rs. 19.13 Cr.
5. Amount of deposits in aggregate actually held on the last day of the immediately preceding financial year : Rs. 30.18 Cr. (31/03/2014).
6. Amount of deposits on the date of issue of the Circular or advertisement : Rs. 18.01 Cr. (07/07/2014)
7. Amount of deposit proposed to be raised : Rs. 19.13 Cr.
8. Amount of deposit repayable within the next twelve months : Rs. 18.01 Cr. to be repaid till 31.03.15

9. Terms of raising of Deposits :

S. No.	Duration	Rate of Interest	Mode of Payment	Mode of Repayment
1	6 Month	10.50%	Cheques	Cheques
2	12 Month	12.00%	Cheques	Cheques
3	24 Month	12.25%	Cheques	Cheques
4	36 Month	12.50%	Cheques	Cheques

10. Proposed time schedule mentioning the date of opening of the Scheme 10th August, 2014
11. Time period for which the circular or advertisement is valid Till 30th September, 2015
12. Reasons or objects of raising the deposits For meeting working capital requirements of the Company
13. Credit rating obtained
 - a. Name of the Credit Rating Agencies Brickwork Ratings India Pvt. Ltd.
 - b. Rating obtained FB+
 - c. Meaning of the rating obtained Stable Outlook
 - d. Date on which rating was obtained 07.07.2014
14. Extent of deposit insurance NA
15. Short particulars of the charge created or to be created for securing such deposits, if any NA
16. Any financial or other material interest of the directors, promoters or key managerial personnel in such deposits and the effect of such interest in so far as it is different from the interests of other persons:
One of our Director has invested in Deposits of the Company, however, his interest is at par and rank parri passu with the interest of other Depositors of the Company.

DETAILS OF OUTSTANDING DEPOSITS

1. Amount Outstanding Rs. 18.01 Cr. as on 07.07.2014
2. Date of acceptance On or before 31/03/2014
3. Total amount accepted Rs. 18.01 Cr.
4. Rate of interest 10.50% to 12.50%
5. Total number of depositors 2116 as on 07.07.2014

6. Default, if any, in repayment of deposits and payment of interest thereon, if any NIL
 7. Any waiver by the depositors, of interest accrued on deposits; NIL

FINANCIAL POSITION OF THE COMPANY

1. Details of Profits of the company

Particulars	2013-14	2012-13	2011-12
Profit Before Tax	Rs. 17,07,46,954/-	Rs. 15,98,51,406/-	Rs. 5,93,45,996/-
Profit After Tax	Rs. 11,45,98,696/-	Rs. 10,66,82,525/-	Rs. 4,35,96,369/-
Dividend Declared	NILL	Rs. 0.10/- per share	Rs. 0.10/- per share
Interest coverage ratio (Cash profit after tax plus interest paid or interest paid)	1.64	2.67	2.30

2. A summary of the financial position of the company as in the three audited balance sheets immediately preceding the date of issue of circular or advertisement

(Rs. in Lacs)

Particulars	2013-14	2012-13	2011-12
Share Capital	2271.85	2271.85	2271.84
Reserve & Surplus	7785.90	6686.58	5759.48
Deferred Tax	136.01	68.48	47.72
Secured Loans	15905.05	11312.73	3919.43
Unsecured Loans	4047.92	2943.59	2616.47
Current Liabilities & provision	20059.31	16564.79	7537.92
Fixed Assets	2412.72	2170.26	1668.50
Investment	5384.84	5101.84	17.30
Current Assets	42408.48	32575.92	20467.06

3. Audited Cash Flow Statement for the three years immediately preceding the date of issue of circular or advertisement-
Attached
4. Any change in accounting policies during the last three years and their effect on the profits and the reserves of the company:
 NA

DECLARATION BY THE DIRECTORS

The Company hereby declares that:-

- The company has not defaulted in the repayment of deposits accepted either before or after the commencement of the Act or payment of interest there on;
- The Board of Directors have satisfied themselves fully with respect to the affairs and prospects of the company and that they are of the opinion that having regard to the estimated future financial position of the company, the company will be able to meet its liabilities as and when they become due and that the company will not become insolvent within a period of one year from the date of issue of the circular or advertisement;
- The company has complied with the provisions of the Act and the rules made thereunder;
- The compliance with the Act and the rules does not imply that repayment of deposits is guaranteed by the Central Government;
- The deposits accepted by the company before the commencement of the Act have been repaid or will be repaid along with interest within 268 days (upto 31.03.2015) and until they are repaid, they shall be treated as unsecured and ranking pari passu with other unsecured liabilities).
- In case of any adverse change in credit rating, depositors will be given a chance to withdraw deposits without any penalty.
- The deposits shall be used only for the purposes indicated in the Circular or circular in the form of advertisement;
- The Company doesn't have any secured deposits and all the deposits accepted by the company are unsecured and rank pari passu with other unsecured liabilities of the company.

For and on behalf of Board of Directors
M/s CHD Developers Limited

Date: 07.07.2014
 Place: New Delhi

Sd/-
Rajinder Kumar Mittal
Chairman

CHD Developers Limited Audited Cash Flow Statement for Past Three years

(Amount In Lacs)

S.No.	Particulars	2013-14		2012-13		2011-12	
A	Cash Flow From Operating Activities						
	Net Profit Before Tax	-	1,707.47	-	1,598.51	-	593.46
	Adjustments for:	-	-	-	-	-	-
	Depreciation	139.45	-	93.20	-	58.22	-
	Loss on sale of Fixed Assets	-	-	13.21	-	6.24	-
	Deffered employee compensation for issued ESOP	-	-	-	-	2.14	-
	Previous Year Tax Adjustment	(46.67)	-	(7.71)	-	(16.33)	-
	Dividend Income	-	-	-	-	(115.00)	-
	Interest Paid	1,884.22	-	694.59	-	379.35	-
	Interest Received	(404.52)	-	(214.67)	-	(101.43)	-
	Gain on sale of Mutual Fund	(38.70)	-	(19.50)	-	(11.64)	-
	Miscellaneous Expenditure Written-off	-	-	-	-	0.81	-
		-	1,533.78	-	559.13	-	202.36
	Operating Profit before Working Capital Changes	-	3,241.25	-	2,157.64	-	795.82
	Adjustments for:	-	-	-	-	-	-
	Increase/(decrease) in trade & other payables	3,617.14	-	8,615.98	-	7,533.45	-
	Increase / (decrease) in provisions	26.38	-	(111.07)	-	(83.68)	-
	Decrease/(increase) in trade receivables	207.57	-	2,580.30	-	(1,581.42)	-
	Decrease/(increase) in inventories	(7,792.41)	-	(4,432.72)	-	(3,548.04)	-
	Decrease / (increase) in loans and advances & other current assets	44.00	-	(10,371.04)	-	(994.13)	-
		-	(3,897.32)	-	(3,718.56)	-	1,326.18
	Cash generated from Operations	-	(656.07)	-	(1,560.92)	-	2,122.00
	Direct Taxes paid	-	(486.62)	-	(209.23)	-	(278.37)
	Net Cash Flow from Operating Activities	-	(1,142.69)	-	(1,770.14)	-	1,843.63
		-	-	-	-	-	-
B	Cash Flow From Investing Activities	-	-	-	-	-	-
	Purchase of fixed assets	(381.91)	-	(623.78)	-	(354.66)	-
	Proceeds from sale of fixed assets	-	-	15.62	-	18.67	-
	Sale / (Purchase) of Investments	(283.00)	-	(5,084.54)	-	201.70	-
	Interest received	404.52	-	214.67	-	101.43	-
	Gain on sale of Mutual Fund	38.70	-	19.50	-	11.64	-
	Net Cash Flow from Investing Activities	-	(221.69)	-	(5,458.54)	-	(21.21)
		-	-	-	-	-	-
C	Cash Flow From Financing Activities	-	-	-	-	-	-
	Interest Paid	(1,884.22)	-	(694.59)	-	(379.35)	-
	Proceeds from issuance of share capital	-	-	-	-	4.94	-
	Share Premium	-	-	-	-	13.66	-
	Dividend & DDT Paid	(130.39)	-	(111.75)	-	(132.11)	-
	Proceeds / (Repayment) of Borrowings	5,696.64	-	7,720.42	-	(198.04)	-
	Net Cash Flow from Financing Activities	-	3,682.03	-	6,914.07	-	(690.90)
		-	-	-	-	-	-
	Net Increase in Cash and Cash Equivalents	-	2,317.66	-	(314.61)	-	1,131.51
		-	-	-	-	-	-
	Cash & Cash Equivalents as at beginning of the year	-	2,041.91	-	2,356.52	-	1,225.01
		-	-	-	-	-	-
	Cash & Cash Equivalents as at the end of the year	-	4,359.56	-	2,041.91	-	2,356.52