



PODDAR

HOUSING AND DEVELOPMENT LIMITED

Date : 28th November, 2023

To BSE Limited Phiroz Jeejibhoy Towers Dalal Street, Fort, Mumbai 400 001 Scrip Code : 523628	To The National Stock Exchange of India Exchange Plaza, 5 th Floor, Plot No. C/1 G Block, Bandra Kurla Complex, Bandra East, Mumbai 400 051 Scrip Symbol : PODDARHOUS
---	--

Subject : Un-audited Financial Results – June 2023

Dear Sir / Madam

Enclosed herewith please find the signed un-audited financial results stand-alone & consolidated) of the Company for the quarter and year ended 31st March, 2023 (and Auditors' Report with unmodified opinions on the aforesaid financial results.

Please note that the above results have been reviewed and recommended by the Audit Committee in its meeting held on Tuesday, 28th November, 2023 and approved by the Board of Directors of the Company in their meeting held on Tuesday, 28th November, 2023.

The Board meeting was held through video conferencing which commenced at 05.00 p. m. and concluded at 06.00 p. m.

You are requested to take the above on record and acknowledge receipt.

Thanking you

For Poddar Housing and Development Limited

Haroon Mansuri
Company Secretary



Encl : a/a

(Formerly known as Poddar Developers Limited)

Corporate Office : Poddar Group Building, Mathuradas Mill Compound, 126, N. M. Joshi Marg, Lower Parel (W), Mumbai - 400 013, India.

Tel: 022 6616 4444 | www.poddarhousing.com | CIN - L51909MH1982PLC143066

Bansal Bansal & Co.

Chartered Accountants

Limited Review Report on Unaudited quarterly standalone financial results of Poddar Housing and Development Limited pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To
The Board of Directors of
Poddar Housing and Development Limited

1. We have reviewed the accompanying statement of unaudited standalone Ind AS financial results of PODDAR HOUSING AND DEVELOPMENT LTD. ("the Company") for the quarter ended 30th June 2023 together with notes thereon ('the Statement') attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('the Regulation'), as amended.
2. This Statement, which is the responsibility of the Company's Management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34") as prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder 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 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 (ICAI). A review of interim financial information consists of making inquiries, primarily of the Company's personnel 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 specified under section 143(10) of the Companies Act, 2013 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.

This Statement includes the results of the following entities (Jointly Controlled Entity):

- a. Chaitanya Anant Nirvan LLP (Formerly - Poddar Anantah Nirvana LLP)
4. Based on our review conducted and procedures performed as stated in paragraph 3, nothing has come to our attention that causes us to believe that the accompanying unaudited standalone financial results, prepared in accordance with the recognition and measurement principles laid down in the applicable Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other recognised accounting practices and policies generally accepted in India, has not disclosed the information required to be disclosed in terms of the Regulation, read with the Circular, including the manner in which it is to be disclosed, or that it contains any material misstatement.
 5. **Emphasis of Matter**
 - i. We would like to draw your attention to **Note 5 and 6** in relation to changes in KMP and extension of Board meeting and AGM sought by the company.



Bansal Bansal & Co.

Chartered Accountants

- ii. We would like to draw your attention to **Note 7 and Note 8** to the standalone Ind AS Financial Results, which states the delay in payment of principal / interest on loan as on 30th June 2023 and interest paid before the date of board meeting.
 - iii. We would like to draw your attention to **Note 9** to the standalone Ind AS Financial Results, which states the delay in payment of interest on loan as on 30th June 2023 and remaining unpaid before the date of board meeting.
 - iv. We would like to draw your attention to **Note 10** to the standalone Ind AS Financial Results, which states the unpaid statutory liability as on 30th June 2023 remaining unpaid before the date of board meeting.
 - v. We would like to draw your attention to **Note 11** to the standalone Ind AS Financial Results, which states the unpaid employee obligation as on 30th June 2023.
 - vi. Our opinion is not modified in respect of above matter.
6. We did not review the interim financial information of jointly controlled entity included in the standalone unaudited financial results, whose interim financial information reflect **Total Revenues of Rs. Nil, Total Net Loss after tax of Rs. Nil and Total Comprehensive (Loss) of Rs. Nil** for the quarter ended 30th June 2023, as considered in the Statement.
7. The interim financial information/financial result of 1 jointly controlled entity have not been reviewed by other auditors and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of jointly controlled entities, is based solely on the certified interim financial statement provided by the management and the procedures performed by us as stated in paragraph 3 above.

Our conclusion on the Statement is not modified in respect of our reliance on the interim financial information certified by the Management.



For Bansal Bansal & Co.
Chartered Accountants
FRN: 100986W

Pratik Kothari
Partner
Membership No.148445

Place : Mumbai
Dated : 28th November, 2023
UDIN : 23148445BGWDGS7606



Poddar Housing and Development Limited
Statement of Un-Audited Standalone Financial Results for the Quarter ended June 30, 2023
CIN:L51909MH1982PLC143066

(All amounts is in INR Lakhs, except earning per share data)

No.	Particulars	Quarter Ended		Year Ended	
		30.06.2023	31-03-2023	30.06.2022	31-03-2023
		(Un-audited)	(Audited)	(Un-audited)	(Audited)
1	Income from operations				
	i. Revenue from Operations	11.63	1,165.45	820.47	2,628.55
	ii. Other Income	4.60	8.80	2.24	78.39
	Total income from operations (net)	16.23	1,174.24	822.71	2,706.94
2	Expenses				
	i. Cost of Construction	85.08	1,810.66	2,688.37	8,237.66
	ii. Changes in Inventories of WIP and Finished goods	-75.36	(144.17)	(1,906.04)	-4,535.18
	iii. Employee Benefit Expenses	82.80	108.08	136.25	529.54
	iv. Depreciation and Amortisation Expenses	12.04	9.11	3.44	34.18
	v. Finance Costs	1,626.35	1,317.56	512.32	4,017.70
	vi. Other Expenses	51.51	157.48	237.50	645.83
	Total expenses	1,782.41	3,258.71	1,671.84	8,929.72
3	Profit / (Loss) before tax	(1,766.18)	(2,084.47)	(849.13)	(6,222.78)
4	Tax expense:				
	i. Current Tax Expense/ (Benefit)	-	-	-	-
	ii. Deferred Tax Expense/ (Benefit)	(444.55)	(524.66)	(218.18)	(1,566.27)
	Total Tax Expense/ (Benefit)	(444.55)	(524.66)	(218.18)	(1,566.27)
5	Net Profit/ (Loss) after tax	(1,321.63)	(1,559.80)	(630.95)	(4,656.51)
6	Other comprehensive income (OCI)				
	Items not to be reclassified subsequently to profit or loss:				
	- Gain/(Loss) on fair valuation of defined benefit plans as per actuarial valuation	-	-	-	-
	- Gain on fair valuation of equity instruments	-	-	(1.10)	-
	- Loss on Investment in Subsidiary	-	-	(0.28)	(1,450.00)
	- Loss on Investment in LLP	-	-	-	(959.26)
	- Deferred tax expense/(income) relating to these items	-	-	-	-
	Other comprehensive income for the year (net of tax)	-	-	(0.82)	(2,409.26)
7	Total comprehensive income for the year (net of tax)	(1,321.63)	(1,559.80)	(631.77)	(7,065.76)
8	Paid-up Equity Share Capital (Face Value INR 10/- each)	631.54	631.54	631.54	631.54
9	Earnings per share (in INR)				
	i. Basic	(20.93)	(24.70)	(9.99)	(73.73)
	ii. Diluted	(20.93)	(24.70)	(9.99)	(73.73)

Notes :

- The standalone financial results for the Quarter ended on June 30, 2023 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on November 28, 2023. The Statutory Auditors have expressed a unmodified audit opinion. The standalone financial results are prepared in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013, read with Rule 3 of the Companies (Indian Accounting Standards) Rule, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016.
- The Company operates only in 'construction, development and sale of real estate' segment and operates only in India accordingly segment related information is same as reflected in the financial results.
- Previous period figures have been regrouped / rearranged and re-classified wherever necessary to confirm to current period's classification.
- During the previous year w.e.f. November 12, 2022 the following jointly controlled entities and subsidiaries investment are sold out and now they are not subsidiaries of the Company
 - Nav Nirman Agro
 - Poddar Buildcon Private Limited
 - Poddar Buildtech Private Limited
- During the Financial Year 2022-23 and till date, there were changes in KMP due to resignation of Independent Director, CFO & COO and CS and new Independent Director and CFO & CS were appointed by the Company.
- Due to change in KMP and resignations of senior personnels in Accounts and Finance and other departments, there was delay in closure of financials of the Company. The Company has appropriately sought extension for holding AGM and for closure of financials from MCA and stock exchanges.
- As at 30th June 2023, repayment of NCD of Rs. 33.33 Cr. was due which is unpaid as at today.
- There were delay in payment of outstanding interest of Rs. 2.61 Cr. as at 30th June 2023 on loans taken other than India bulls. However, the same was paid subsequently.
- The companies loan with India Bulls Housing Finance Ltd. is Rs. 55 Cr. and interest outstanding thereon of Rs. 6.12 Cr. as on 30th June 2023. However, the Company has paid interest Rs. 4.80 Cr. subsequently.
- As on today the outstanding statutory liabilities towards Tax Deducted at Source (TDS) for the period up to of Oct.'2023 is Rs. 1.82 Cr., PF & ESIC of Rs. 0.05 Cr. and interest on financial institution Rs. 11.79 Cr.
- As at 30th June 2023, outstanding employee obligation is Rs. 2.09 Cr.
- During the Quarter ended on 30th June 2023, there are very less operations in the Company. The Management is working on restarting the operations soon.

For Poddar Housing and Development Limited

Rohitashwa Poddar
 Rohitashwa Poddar
 Managing Director

Date: 28th Nov. 2023
 Place: Mumbai



Bansal Bansal & Co.

Chartered Accountants

Limited Review Report on Unaudited quarterly Consolidated Financial Results of Poddar Housing and Development Limited pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To
The Board of Directors of
Poddar Housing and Development Limited

1. We have reviewed the accompanying unaudited consolidated Ind AS financial statements of **PODDAR HOUSING AND DEVELOPMENT LTD.** ("the Parent Company") and its subsidiary (the Parent Company and its subsidiaries together referred to as "the Group"), and its share of net loss after tax and total comprehensive loss of its jointly controlled entities for the quarter ended **30th June 2023** ('the statement') being submitted by the parent company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
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 the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34") as prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder 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 (ICAI). A review of interim financial information consists of making inquiries, primarily of Parent's personnel 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 specified under Section 143(10) of the Companies Act, 2013 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.

4. The Statement includes the results of the following entities:

Sr. No.	Name of the Entity	Relationship
1	Poddar Housing And Development Limited	Parent Company
2	Poddar Habitat Private Limited	Subsidiary Company
3	Shiv Shakti Developers	Subsidiary
4	Chaitanya Anant Nirvan LLP	Jointly Controlled Entity

5. Based on our review conducted and procedures performed as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement of unaudited financial results, prepared in accordance with the recognition and measurement principles laid down in the applicable Indian Accounting Standard ("Ind AS") as specified under section 133 of the Companies Act, 2013, 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 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. **Emphasis of Matter**

- i. We would like to draw your attention to **Note 5 and 6** in relation to changes in KMP and extension of Board meeting and AGM sought by the company.



Bansal Bansal & Co.

Chartered Accountants

- ii. We would like to draw your attention to **Note 7 and Note 8** to the standalone Ind AS Financial Results, which states the delay in payment of principal / interest on loan as on 30th June 2023 and interest paid before the date of board meeting.
- i. We would like to draw your attention to **Note 9** to the standalone Ind AS Financial Results, which states the delay in payment of interest on loan as on 30th June 2023 and remaining unpaid before the date of board meeting.
- ii. We would like to draw your attention to **Note 10** to the standalone Ind AS Financial Results, which states the unpaid statutory liability as on 30th June 2023 remaining unpaid before the date of board meeting.
- iii. We would like to draw your attention to **Note 11** to the standalone Ind AS Financial Results, which states the unpaid employee obligation as on 30th June 2023.
- iv. Our opinion is not modified in respect of above matter.

7. We did not review the interim financial information of 2 subsidiary and 1 joint controlled entities included in the consolidated unaudited financial results, whose interim financial information reflect **total revenues of Rs. 36.20 lakhs, total net loss after tax of Rs. 44.72 lakhs** and **total comprehensive loss of Rs. 44.72 lakhs** for the quarter ended 30th June, 2023, as considered in the Statement.

8. These interim financial information/financial results of Poddar Habitat Private Limited (**Subsidiary**), Shiv Shakti Developers (**Subsidiary**) and Chaitanya Anant Nirvan LLP (**Joint Controlled Entity**) have not been reviewed by other auditor and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of the subsidiaries and jointly controlled entity, is based solely on the certified interim financials provided by the management and the procedures performed by us as stated in paragraph 3 above.

Our conclusion on the Statement is not modified in respect of our reliance on the interim financial information certified by the Management.



For Bansal Bansal & Co.
Chartered Accountants
FRN: 100986W

Pratik Kothari
Partner

Membership No.148445

Place : Mumbai
Dated : 28th November, 2023
UDIN : 23148445BGWDGT2646



Poddar Housing and Development Limited
Statement of Un- Audited Consolidated Financial Results for the Quarter ended June 30, 2023
CIN:L51909MH1982PLC143066

(All amounts is in INR Lakhs, except earning per share data)

No.	Particulars	Quarter Ended		Year Ended	
		30.06.2023	31-03-2023	30.06.2022	31-03-2023
		(Un-audited)	(Audited)	(Un-audited)	(Audited)
1	Income from operations				
	i. Revenue from Operations	11.63	1,130.96	822.01	2,755.45
	ii. Other Income	40.80	-321.89	39.27	228.95
	Total income from operations (net)	52.43	809.06	861.28	2,984.40
2	Expenses				
	i. Cost of Construction	85.08	1,817.17	2,688.42	8,244.64
	ii. Changes in Inventories of WIP and Finished goods	-75.36	(171.97)	(1,906.09)	-4,419.93
	iii. Employee Benefit Expenses	82.80	111.16	137.54	535.19
	iv. Depreciation and Amortisation Expenses	12.30	9.37	3.70	35.22
	v. Finance Costs	1,697.88	1,351.71	555.56	4,156.31
	vi. Other Expenses	61.37	445.25	250.68	963.60
	Total expenses	1,864.07	3,562.69	1,729.81	9,515.02
3	Profit / (Loss) before tax	(1,811.64)	(2,753.63)	(868.53)	(6,530.62)
4	Tax expense:				
	i. Current Tax Expense/ (Benefit)	-	-	-	-
	ii. Deferred Tax Expense/ (Benefit)	(444.55)	(518.89)	(218.18)	(1,561.91)
	Total Tax Expense/ (Benefit)	(444.55)	(518.89)	(218.18)	(1,561.91)
5	Net Profit/ (Loss) after tax	(1,367.09)	(2,234.74)	(650.35)	(4,968.71)
6	Other comprehensive income (OCI)				
	Items not to be reclassified subsequently to profit or loss:				
	- Gain/(Loss) on fair valuation of defined benefit plans as per actuarial valuation	-	-	-	-
	- Gain on fair valuation of equity instruments	-	-	(1.10)	-
	- Loss on Investment in Subsidiary	-	-	-	-
	- Loss on Investment in LLP	-	-	-	(721.94)
	- Deferred tax expense/(income) relating to these items	-	-	(0.28)	-
	Other comprehensive income for the year (net of tax)	-	-	(0.82)	(721.94)
7	Total comprehensive income for the year (net of tax)	(1,367.09)	(2,234.74)	(651.17)	(5,690.65)
8	Paid-up Equity Share Capital (Face Value INR 10/- each)	631.54	631.54	631.54	631.54
9	Earnings per share (in INR)				
	i. Basic	(21.65)	(35.39)	(10.30)	(78.68)
	ii. Diluted	(21.65)	(35.39)	(10.30)	(78.68)

Notes :

- The consolidated financial results for the Quarter ended June 30, 2023 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on November 28, 2023. The Statutory Auditors have expressed a unmodified audit opinion. The consolidated financial results are prepared in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013, read with Rule 3 of the Companies (Indian Accounting Standards) Rule, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016.
- The Group operates only in 'construction, development and sale of real estate' segment and operates only in India accordingly segment related information is as reflected in the financial results.
- Previous period figures have been regrouped / rearranged and re-classified wherever necessary to confirm to current period's classification.
- During the previous year w.e.f. November 12, 2022 the following jointly controlled entities and subsidiaries investment are sold out and now they are not subsidiaries of the Company
 - Nav Nirman Agro
 - Poddar Buildcon Private Limited
 - Poddar Buildtech Private Limited
- During the Financial Year 2022-23 and till date, there were changes in KMP due to resignation of Independent Director, CFO & COO and CS and new Independent Director and CFO & CS were appointed by the Company.
- Due to change in KMP and resignations of senior personnels in Accounts and Finance and other departments, there was delay in closure of financials of the Company. The Company has appropriately sought extension for holding AGM and for closure of financials from MCA and stock exchanges.
- As at 30th June 2023, repayment of NCD of Rs. 33.33 Cr. was due which is unpaid as at today.
- There were delay in payment of outstanding interest of Rs. 2.61 Cr. as at 30th June 2023 on loans taken other than India bulls. However, the same was paid subsequently.
- The companies loan with India Bulls Housing Finance Ltd. is Rs. 55 Cr. and interest outstanding thereon of Rs. 6.12 Cr. as on 30th June 2023. However, the Company has paid Interest Rs. 4.80 Cr. subsequently.
- As on today the outstanding statutory liabilities towards Tax Deducted at Source (TDS) for the period up to of Oct.'2023 is Rs. 1.82 Cr., PF & ESIC of Rs. 0.05 Cr. and Interest on financial institution Rs. 11.79 Cr.
- As at 30th June 2023, outstanding employee obligation is Rs. 2.09 Cr.
- During the Quarter ended on 30th June 2023, there are very less operations in the Company. The Management is working on restarting the operations soon.

For Poddar Housing and Development Limited

Rohitashwa Poddar
Rohitashwa Poddar
 Managing Director

Date: 28th Nov. 2023
 Place: Mumbai

