

Date: 15th May, 2024

The Manager
BSE Limited
Corporate Relationship Department,
1st Floor, New Trading Ring,
Rotunda Building
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai 400 001

The Manager
National Stock Exchange of India Limited
Listing Department
Exchange Plaza
5th Floor, Plot no C/1, G Block
Bandra Kurla Complex
Bandra (E), Mumbai – 400 051

Scrip Code : 543990

Symbol : SIGNATURE

Subject: Outcome of Board Meeting pursuant to the Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Listing Regulations).

Dear Sir/Madam,

This is to inform that the Board of Directors of the Company in its meeting held today i.e. 15th May, 2024, transacted the following business items:

1. Audited Financial Results for the quarter and year ended on 31st March, 2024

Approved the Audited Financial Results (both Consolidated and Standalone) of the Company for the quarter and year ended on 31st March, 2024.

A signed copy of the Audited Financial Results (both Consolidated and Standalone) of the Company for the quarter and year ended on 31st March, 2024 along with Auditor's Reports for the quarter and year ended on 31st March, 2024 by the Statutory Auditors of the Company and declaration in respect of audit reports with unmodified opinion under Regulation 33 of Listing Regulation, is enclosed herewith as **Annexure-I**.

2. Investment in the equity shares of Gurugram Commerc City Private Limited (a wholly owned subsidiary)

The Board, with a view to comply with the requirement of minimum paid up capital of Rs. 85,00,00,000 (Rupees Eighty Five crore only) of Gurugram Commerc City Private Limited (GCPL), a wholly owned subsidiary, as stipulated by the Directorate of Town & Country Planning, Haryana, has approved the investment of Rs. 34,74,99,000 (Rupees Thirty Four Crore Seventy Four Lakhs Ninety Nine Thousand only) in the 3,47,49,900 (Three Crore Forty Seven Lakhs Forty Nine Thousand Nine Hundred) equity shares of Rs.10 each of GCPL for cash at par.

Details as required to be furnished under the Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Circular No. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023, is enclosed herewith as **Annexure – II**.

3. **Press Release for Audited Financial Results for the quarter and year ended on 31st March, 2024**

Press Release being issued in relation to the Audited Financial Results (Consolidated and Standalone) of the Company for the quarter and year ended on 31st March, 2024 is enclosed herewith as **Annexure-III**.

The meeting of the Board of Directors was commenced at 16:35 Hours and concluded at 19:00 Hours

Kindly take the above information on your record.

Thanking You,

For SIGNATUREGLOBAL (INDIA) LIMITED

**(M R BOTHRA)
COMPANY SECRETARY**

Encl: A/a

Signatureglobal (India) Limited

Registered Office: 13th Floor, Dr. Gopal Das Bhawan, 28, Barakhamba Road, Connaught Place, New Delhi-110001

CIN No.: L70100DL2000PLC104787, Website : www.signatureglobal.in

Statement of Consolidated Financial Results for the quarter and year ended 31 March 2024

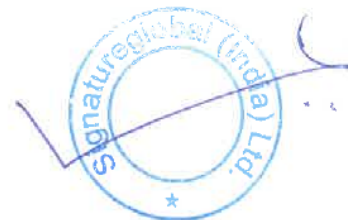
(Rs. in million unless otherwise stated)

S. No.	Particulars	Quarter ended			Year ended	
		31 March 2024 [Unaudited] [Refer note 4]	31 December 2023 (Unaudited)	31 March 2023 [Unaudited] [Refer note 5]	31 March 2024 (Audited)	31 March 2023 (Audited)
1	Income					
	Revenue from operations	6,943.63	2,818.05	7,046.44	12,405.54	15,535.69
	Other income	283.75	199.45	52.25	840.01	323.08
	Total income	7,227.38	3,017.50	7,098.69	13,245.55	15,858.77
2	Expenses					
	Cost of revenue	5,626.14	2,181.39	5,774.19	9,715.99	12,551.42
	Purchases of stock-in-trade	1.34	0.64	-	2.25	8.66
	Employee benefits expense	363.49	297.04	268.14	1,170.23	884.86
	Finance costs	78.03	53.40	109.43	301.64	729.24
	Depreciation and amortization expense	61.08	55.17	54.55	216.17	221.84
	Loss on fair valuation/extinguishment of derivative	-	-	-	-	332.30
	Impairment of goodwill	4.69	0.94	58.67	14.91	263.85
	Impairment losses on financial assets	(0.23)	0.16	0.39	3.72	0.39
	Other expenses	747.00	408.27	614.09	1,775.95	1,433.72
	Total expenses	6,881.54	2,997.01	6,879.46	13,200.86	16,426.28
3	Profit/(loss) before tax (1-2)	345.84	20.49	219.23	44.69	(567.51)
4	Tax expense					
	Current tax	215.21	44.05	82.42	299.74	148.42
	Current tax - earlier years	-	8.61	1.90	8.61	0.48
	Deferred tax credit	(281.91)	(53.96)	58.44	(426.90)	(79.26)
	Total tax credit	(66.70)	(1.30)	142.76	(118.55)	69.64
5	Net profit/(loss) for the period / year (3-4)	412.54	21.79	76.47	163.24	(637.15)
6	Other comprehensive income					
	Items that will not be reclassified to statement of profit and loss					
	Changes in fair valuation of equity investments	-	-	0.03	0.12	6.64
	Income-tax effect	-	-	(0.00)	-	(1.10)
	Remeasurement (loss)/gain on defined benefit plans	(1.47)	(0.05)	1.76	(2.80)	0.06
	Income-tax effect	0.45	0.11	(0.44)	1.00	0.10
	Total other comprehensive income	(1.02)	0.06	1.35	(1.68)	5.70
7	Total comprehensive profit/(loss) for the period / year	411.52	21.85	77.82	161.56	(631.45)
	Profit/(loss) after tax attributable to:					
	Owners of the Holding Company	412.10	21.31	76.09	161.83	(638.64)
	Non-controlling interests	0.44	0.48	0.38	1.41	1.49
	Other comprehensive (loss)/income attributable to:					
	Owners of the Holding Company	(1.02)	0.06	1.35	(1.68)	5.70
	Non-controlling interests	-	-	-	-	-
	Total comprehensive income/(loss) attributable to:					
	Owners of the Holding Company	411.08	21.37	77.44	160.15	(632.94)
	Non-controlling interests	0.44	0.48	0.38	1.41	1.49
8	Paid-up equity share capital (face value of Rs. 1 per share)	140.51	140.51	124.85	140.51	124.85
9	Reserves (other equity)				6,126.03	350.54
10	Earnings/(loss) per equity share (face value of Rs. 1 each) (quarterly figures are not annualised)					
	Basic (Rs. per share)	2.93	0.15	0.61	1.22	(5.44)
	Diluted (Rs. per share)	2.93	0.15	0.61	1.22	(5.44)

See accompanying notes to the consolidated financial results.



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Signatureglobal (India) Limited

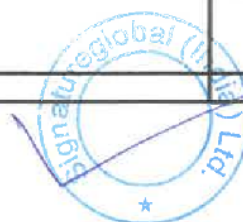
Registered Office: 13th Floor, Dr. Gopal Das Bhawan, 28, Barakhamba Road, Connaught Place, New Delhi-110001
CIN No.: L70100DL2000PLC104787, Website : www.signatureglobal.in

Statement of Consolidated Assets and Liabilities as at 31 March 2024

(Rs. in million unless otherwise stated)

	As at 31 March 2024	As at 31 March 2023
	Audited	Audited
ASSETS		
Non-current assets		
Property, plant and equipment	548.08	612.18
Capital work in-progress	147.09	3.80
Right of use assets	126.23	113.15
Investment property	315.31	584.73
Goodwill	29.01	43.92
Other intangible assets	16.76	2.53
Financial assets		
Investments	0.72	0.72
Other financial assets	585.77	347.37
Deferred tax assets (net)	1,701.82	1,220.29
Income-tax assets (net)	525.18	253.12
Other non-current assets	104.08	155.24
	4,100.05	3,337.05
Current assets		
Inventories	61,489.47	44,057.85
Financial assets		
Investments	-	0.44
Trade receivables	342.12	283.03
Cash and cash equivalents	6,105.26	6,387.44
Bank balances other than cash and cash equivalents	1,255.82	332.34
Loans	1,683.85	378.52
Other financial assets	815.14	662.67
Other current assets	8,688.40	4,551.94
	80,380.06	56,654.23
Asset classified as held for sale	253.33	-
TOTAL ASSETS	84,733.44	59,991.28
EQUITY AND LIABILITIES		
Equity		
Equity share capital	140.51	124.85
Other equity	6,126.03	350.54
Equity attributable to owners of Holding Company	6,266.54	475.39
Non-controlling interests	27.80	26.39
Total equity	6,294.34	501.78
Liabilities		
Non current liabilities		
Financial liabilities		
Borrowings	12,975.70	12,987.93
Lease liabilities	122.27	118.56
Provisions	218.12	156.69
	13,316.09	13,263.18
Current liabilities		
Financial liabilities		
Borrowings	6,203.31	4,109.56
Lease liabilities	31.94	26.53
Trade payables		
(a) total outstanding dues of micro enterprises and small enterprises	375.21	343.77
(b) total outstanding dues of creditors other than micro enterprises and small enterprises	7,541.48	9,721.73
Other financial liabilities	900.95	1,453.70
Other current liabilities	49,982.25	30,497.28
Provisions	14.31	10.43
Current tax liabilities (net)	53.56	63.32
	65,103.01	46,226.32
Liabilities directly associated with the asset classified as held for sale	20.00	-
TOTAL EQUITY AND LIABILITIES	84,733.44	59,991.28

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Signatureglobal (India) Limited

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CIN No.: L70100DL2000PLC104787, Website : www.signatureglobal.in

Statement of Consolidated Cash Flows for year ended 31 March 2024

(Rs. in million unless otherwise stated)

Particulars	Year ended	Year ended
	31 March 2024	31 March 2023
	Audited	Audited
A. Cash flows from operating activities		
Profit/(loss) before tax	44.69	(567.51)
Adjustments for :		
Depreciation and amortization expense	216.17	221.83
Finance costs	301.64	729.24
Interest income	(458.37)	(157.30)
Profit on sale of property, plant and equipment (net)	(36.45)	(14.50)
Dividend income	-	(0.76)
Loss on foreign exchange fluctuations	5.15	15.71
Gain on remeasurement of financial liability	(71.29)	(12.42)
Rent concession	(8.72)	-
Provision no longer required, written back	(121.93)	(8.95)
Impairment of goodwill on consolidation	14.91	263.85
Loss on modification of financial instruments	108.45	-
Impairment losses on financial assets	3.72	0.39
Loss on fair valuation/extinguishment of derivative instruments	-	332.30
Provision for impairment on investment property	11.75	-
Provision for impairment on advances/balance written off	2.76	5.65
Operating profit before working capital changes	12.48	807.53
Working capital adjustments		
Trade receivables	(59.09)	(241.28)
Other non-current assets	(15.00)	(3.11)
Other financial assets	(169.71)	(343.60)
Other current assets	(4,133.81)	(1,443.53)
Inventories	(11,973.92)	(6,907.95)
Trade payables	(1,162.33)	587.70
Other liabilities	19,545.67	4,126.67
Other financial liabilities	(592.65)	746.58
Provisions	62.52	51.86
Cash flows from/(used in) operating activities	1,514.16	(2,619.13)
Taxes paid (net of refunds)	(590.13)	(162.63)
Net cash flows from/(used in) operating activities (A)	924.03	(2,781.76)
B. Cash flows from investing activities		
Purchase of property, plant and equipment, capital work in progress, intangible assets and investment property including capital creditors and advances (net)	(358.70)	(189.37)
Advance received for sale of investment property	20.00	-
Proceeds from sale of property, plant and equipment	78.54	31.45
Dividend income	-	0.76
Loans given	(1,570.86)	(732.50)
Loans received back	385.89	381.42
Investment made for acquisition of subsidiary	(2,646.69)	(2.71)
Proceeds from sale of investments	0.38	59.82
Investment in long term bank deposits	(297.49)	(211.59)
Proceeds from long term bank deposits	96.24	501.68
Movement in short term bank deposits (net)	(957.46)	100.64
Interest received	364.57	136.67
Net cash (used in)/ flow from investing activities (B)	(4,885.58)	76.27
C. Cash flows from financing activities		
Net proceeds from short term borrowings	1,236.36	106.20
Proceeds from long term borrowings	14,311.80	14,555.39
Repayments of long term borrowings	(15,480.74)	(5,534.88)
Issue of share capital (including securities premium)	6,030.00	-
Payment of share issue expenses	(275.31)	-
Payment of principal portion of lease liabilities	(16.09)	(19.55)
Payment of interest on lease liabilities	(22.45)	(19.83)
Finance costs paid	(2,104.76)	(2,353.24)
Net cash flows from financing activities (C)	3,678.80	6,734.09
Net (decrease)/increase in cash and cash equivalents (A+B+C)	(282.74)	4,028.60
Adjustment for cash and cash equivalents on acquisition of subsidiary	0.56	-
Cash and cash equivalents at beginning of the year	6,387.44	2,358.84
Cash and cash equivalents at end of the year	6,105.26	6,387.44
Cash and cash equivalents at end of the year		
Balances with banks	3,451.05	3,701.92
Cash on hand	13.35	15.50
Fixed deposits with original maturity of less than 12 months	2,640.86	2,670.02
	6,105.26	6,387.44

Note: The above statement of cash flows has been prepared under the "Indirect Method" as set out in the Indian Accounting Standard (Ind AS-7) Statement of Cash Flows.



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Statement of Consolidated Financial Results for the quarter and year ended 31 March 2024

Notes:

- (1) In terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), this Statement of Consolidated Financial Results for the quarter and year ended 31 March 2024 ("Consolidated Financial Results") of Signatureglobal (India) Limited (Formerly known as Signatureglobal (India) Private Limited) (the "Holding Company" or the "Company") and its subsidiaries (the Company along with subsidiaries together referred to as "the Group") has been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 15 May 2024 and have been audited by the statutory auditors of the Company.
- (2) The Consolidated Financial Results, for the quarter and year ended 31 March 2024 have been prepared in accordance with the recognition and measurement principles of Indian Accounting Standards, prescribed under Section 133 of the Companies Act, 2013 (the Act) and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirement of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended).
- (3) During the year ended 31 March 2024, the Company has completed its Initial Public Offer (IPO) of 18,961,038 Equity shares having face value of Rs. 1 each, at an issue price of Rs. 385 per equity share (including share premium of Rs. 384 per share), comprising offer for sale of 3,298,701 shares by selling shareholder aggregating to Rs. 1,270.00 million and a fresh issue of 15,662,337 shares aggregating to Rs. 6,030.00 million. The equity shares of the Company were listed on BSE Limited ('BSE') and National Stock Exchange of India Limited ('NSE') on 27 September 2023.

The utilization of the initial public offer proceeds is summarized below:

Object of the issue as per Prospectus	Utilisation planned as per Prospectus*	Total utilised upto 31 March 2024	Amount pending for utilisation as on 31 March 2024
Re-payment or pre-payment, in full or in part, of certain borrowings availed by the Company	2,640.00	2,640.00	-
Infusion of funds in certain of its Subsidiaries, namely Signatureglobal Homes Private Limited, Signatureglobal Developers Private Limited, Signatureglobal Business Park Private Limited and Sternal Baildoon Private Limited for re-payment or pre-payment, in full or in part, of certain borrowings availed by our Subsidiaries.	1,680.00	1,680.00	-
Inorganic growth through land acquisitions and general corporate purposes.	1,241.97	1,241.97	-
Total	5,561.97	5,561.97	-

*Net of share issue expenses of Rs. 468.03 million in relation to fresh issue of shares that has been adjusted against securities premium as per Section 52 of the Companies Act, 2013. The actual expenses are marginally higher vis-à-vis the expenses as per the Prospectus dated 23 September 2023 (that were based on management estimates then and were subject to change), consequent to subsequent accounting and recording of final expenditure.

- (4) The figures for the quarter ended 31 March 2024 are the balancing figures between the audited figures in respect of the full financial year ended 31 March 2024 and the figures for the nine months period ended 31 December 2023, which were subjected to limited review by the statutory auditors.
- (5) The figures for the quarter ended 31 March 2023 are the balancing figures between the audited figures in respect of the full financial year ended 31 March 2023 and the unaudited year to date figures upto the period ended 31 December 2022, which were neither subjected to review nor audit. However, the management has exercised necessary care and diligence to ensure that the consolidated financial results for such period are fairly stated.
- (6) During the current year, the Group has executed a Share Purchase Agreement with the existing shareholders of Gurugram Commercium Private Limited (GCPL), the entity that owns land parcel admeasuring 25.14 acres, situated at Village Fazilpur Jharsa, Sector 71, Gurugram, Haryana. During the quarter ended 31 December 2023, the Group had acquired a 19% stake and further, had advanced an interest bearing short-term loan to GCPL. During the current quarter, the Group has completed the acquisition and consequently, as at 31 March 2024, GCPL has become a 100% subsidiary company, for consideration of Rs 846.72 million while interest bearing short-term loan to GCPL amounts to Rs. 2,657.55 million. The said acquisition meets the criterion of asset acquisition in accordance with Ind AS 103- 'Business Combinations'.

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Statement of Consolidated Financial Results for the quarter and year ended 31 March 2024

(7) Consolidated segment wise revenue, results, segment assets and liabilities

Based on the "management approach" as defined in Ind AS 108- Operating Segments, the Chief Operating Decision Maker (CODM) evaluates the Group's performance and allocates resources based on an analysis of various performance indicators by business segments. Accordingly, information has been presented along these business segments viz., real estate, non-banking finance company (NBFC) and others, which comprises of revenue from construction contracts, business support services and sale of traded goods. Details of consolidated segment wise revenue, results, segment assets and liabilities are given below:

		Quarter ended			Year ended	
Particulars		31 March 2024 [Unaudited] [Refer note 4]	31 December 2023 (Unaudited)	31 March 2023 [Unaudited] [Refer note 5]	31 March 2024 (Audited)	31 March 2023 (Audited)
I	Segment revenue					
	Real estate	6,843.59	2,734.55	6,982.38	12,035.94	15,231.18
	NBFC	13.21	13.28	6.09	58.34	27.54
	Others	3,778.15	2,204.84	1,580.44	9,340.63	5,350.17
	Total	10,634.95	4,952.67	8,568.91	21,434.91	20,608.89
	Less: Inter segment revenues	(3,691.32)	(2,134.62)	(1,522.47)	(9,029.37)	(5,073.20)
	Net revenue from operations	6,943.63	2,818.05	7,046.44	12,405.54	15,535.69
II	Segment results					
	Real estate	1,291.42	601.40	1,252.68	2,577.65	2,902.67
	NBFC	13.22	13.27	4.15	43.37	18.59
	Others	11.52	21.34	15.44	66.28	54.35
	Profit before other adjustments	1,316.16	636.01	1,272.27	2,687.30	2,975.60
	Less: Finance cost	(78.03)	(53.40)	(109.44)	(301.64)	(729.24)
	Less: Other unallocable expenditure	(1,176.04)	(761.57)	(995.85)	(3,180.98)	(3,136.95)
	Add: Unallocable finance and other income	283.75	199.45	52.25	840.01	323.08
	Profit/(loss) before tax	345.84	20.49	219.23	44.69	(567.51)
III	Segment assets					
	Real estate	70,060.38	64,330.62	53,024.38	70,060.38	53,024.38
	NBFC	396.65	420.27	220.83	396.65	220.83
	Others	376.57	274.09	250.52	376.57	250.52
	Total segment assets	70,833.60	65,024.98	53,495.73	70,833.60	53,495.73
	Unallocated corporate assets	13,899.84	12,671.08	6,495.55	13,899.84	6,495.55
	Total assets	84,733.44	77,696.06	59,991.28	84,733.44	59,991.28
IV	Segment liabilities					
	Real estate	59,764.46	56,784.57	41,556.31	59,764.46	41,556.31
	NBFC	31.38	61.32	61.21	31.38	61.21
	Others	32.08	47.54	24.15	32.08	24.15
	Total segment liabilities	59,827.92	56,893.43	41,641.68	59,827.92	41,641.67
	Unallocated corporate liabilities	18,611.18	14,919.85	17,847.83	18,611.18	17,847.83
	Total liabilities	78,439.10	71,813.28	59,489.52	78,439.10	59,489.50

(8) Previous period's/year's figures have been regrouped/reclassified wherever necessary to confirm with the current period/year figures. The impact of such reclassification/regrouping is not material to the consolidated financial results.

For and on behalf of Board of Directors
Signatureglobal (India) Limited

Ravi Aggarwal
Managing Director
DIN: 00203856



Place: Gurugram
Date: 15 May 2024



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Walker Chandiook & Co LLP
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Independent Auditor's Report on Consolidated Annual Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To the Board of Directors of Signatureglobal (India) Limited

Opinion

1. We have audited the accompanying consolidated annual financial results ('the Statement') of Signatureglobal (India) Limited ('the Holding Company') and its subsidiaries (the Holding Company and its subsidiaries together referred to as 'the Group') for the year ended 31 March 2024, attached herewith, being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations').
2. In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the reports of other auditors on separate audited financial statements of the subsidiaries, as referred to in paragraph 12 below, the Statement:
 - (i) includes the annual financial results of the entities listed in Annexure 1;
 - (ii) presents financial results in accordance with the requirements of Regulation 33 of the Listing Regulations; and
 - (iii) gives a true and fair view in conformity with the recognition and measurement principles laid down in the applicable Indian Accounting Standards ('Ind AS') prescribed under section 133 of the Companies Act, 2013 ('the Act') read with the Companies (Indian Accounting Standards) Rules, 2015, and other accounting principles generally accepted in India, of the consolidated net profit after tax and other comprehensive income and other financial information of the Group, for the year ended 31 March 2024.

Basis for Opinion

3. We conducted our audit in accordance with the Standards on Auditing specified under section 143(10) of the Act. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Statement section of our report. We are independent of the Group, in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ('the ICAI') together with the ethical requirements that are relevant to our audit of the financial results under the provisions of the Act, and the rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us together with the audit evidence obtained by the other auditors in terms of their reports referred to in paragraph 12 of the Other Matter section below, is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Statement

4. The Statement, which is the responsibility of the Holding Company's management and has been approved by the Holding Company's Board of Directors, has been prepared on the basis of the consolidated annual financial statements. The Holding Company's Board of Directors is responsible for the preparation and presentation of



Walker Chandniok & Co LLP

Independent Auditor's Report on Consolidated Annual Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) (cont'd)

the Statement that gives a true and fair view of the consolidated net profit and other comprehensive income, and other financial information of the Group in accordance with the Ind AS prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015 and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. The respective Board of Directors of the companies included in the Group are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act, for safeguarding of the assets of the Group and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively, for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial results, that give a true and fair view and are free from material misstatement, whether due to fraud or error. These financial results have been used for the purpose of preparation of the Statement by the Directors of the Holding Company, as aforesaid.

5. In preparing the Statement, the respective Board of Directors/management of the companies included in the Group, are responsible for assessing the ability of the Group, to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting, unless the respective Board of Directors either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.
6. Those respective Board of Directors are also responsible for overseeing the financial reporting process of the companies included in the Group.

Auditor's Responsibilities for the Audit of the Statement

7. Our objectives are to obtain reasonable assurance about whether the Statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with Standards on Auditing specified under section 143(10) of the Act will always detect a material misstatement, when it exists. Misstatements can arise from fraud or error, and are considered material if, individually, or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this Statement.
8. As part of an audit in accordance with the Standards on Auditing specified under section 143(10) of the Act, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:
 - Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control;
 - Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3) (i) of the Act, we are also responsible for expressing our opinion on whether the Holding Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls;
 - Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors;
 - Conclude on the appropriateness of Board of Directors's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group, to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Statement or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern;
 - Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represents the underlying transactions and events in a manner that achieves fair presentation; and

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Independent Auditor's Report on Consolidated Annual Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) (cont'd)

- Obtain sufficient appropriate audit evidence regarding the financial results/financial statements of the entities within the Group, to express an opinion on the Statement. We are responsible for the direction, supervision and performance of the audit of financial information of such entities included in the Statement, of which we are the independent auditors. For the other entities included in the Statement, which have been audited by the other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.
9. We communicate with those charged with governance of the Holding Company and such other entities included in the Statement, of which we are the independent auditors, regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.
 10. We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.
 11. We also performed procedures in accordance with SEBI Circular CIR/CFD/CMD1/44/2019 dated 29 March 2019, issued by the SEBI under Regulation 33 (8) of the Listing Regulations, to the extent applicable.

Other Matter

12. We did not audit the annual financial statements of 9 subsidiaries included in the Statement, whose financial information reflects total assets of Rs. 27,872.39 million as at 31 March 2024, total revenues of Rs. 5,524.67 million, total net profit after tax of Rs. 591.26 million, total comprehensive income of Rs. 591.58 million, and cash outflows (net) of Rs. 20.14 million for the year ended on that date, as considered in the Statement. These annual financial statements have been audited by other auditors whose audit reports have been furnished to us by the management, and our opinion in so far as it relates to the amounts and disclosures included in respect of these subsidiaries is based solely on the audit reports of such other auditors, and the procedures performed by us as stated in paragraph 11 above.

Our opinion is not modified in respect of this matter with respect to our reliance on the work done by and the reports of the other auditors.

13. The Statement includes the consolidated financial results for the quarter ended 31 March 2024, being the balancing figures between the audited consolidated figures in respect of the full financial year and the published unaudited year-to-date consolidated figures up to the third quarter of the current financial year, which were subject to limited review by us.
14. The Statement includes consolidated figures for the corresponding quarter ended 31 March 2023 which are the balancing figures between the audited figures in respect of the full financial year ended 31 March 2023 and the published unaudited year-to-date figures up to the third quarter of the previous financial year, which have been approved by the Holding Company's Board of Directors, but have not been subjected to audit or review.

For Walker Chandiook & Co LLP

Chartered Accountants

Firm Registration No.: 001076N/N500013

Deepak Mittal

Deepak Mittal

Partner

Membership No. 503843

UDIN: 24503843BKFAOY3036

Place: Gurugram

Date: 15 May 2024



Walker ChandioK & Co LLP

Independent Auditor's Report on Consolidated Annual Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) (cont'd)

Annexure 1

List of entities included in the Statement:

Holding Company:

1. Signatureglobal (India) Limited

Subsidiary Companies:

1. Signature Builders Private Limited
2. Signatureglobal Developers Private Limited
3. JMK Holdings Private Limited
4. Signature Infrabuild Private Limited
5. Fantabulous Town Developers Private Limited
6. Maa-Vaishno Net Tech Private Limited
7. Indeed Fincap Private Limited
8. Sternal Buildcon Private Limited
9. Forever Buildtech Private Limited
10. Rose Building Solution Private Limited
11. Signatureglobal Homes Private Limited
12. Signatureglobal Business Park Private Limited
13. Gurugram Commercicy Private Limited *(with effect from 18 March 2024)*



Signatureglobal (India) Limited

Registered Office: 13th Floor, Dr. Gopal Das Bhawan, 28, Barakhamba Road, Connaught Place, New Delhi-110001

CIN No.: L70100DL2000PLC104787, Website : www.signatureglobal.in

Statement of Standalone Financial Results for the quarter and year ended 31 March 2024

(Rs. in million unless otherwise stated)

S. No.	Particulars	Quarter ended			Year ended	
		31 March 2024 [Unaudited] [Refer note 4]	31 December 2023 (Unaudited)	31 March 2023 [Unaudited] [Refer note 5]	31 March 2024 (Audited)	31 March 2023 (Audited)
1	Income					
	Revenue from operations	2,606.09	2,165.40	4,847.14	8,480.90	8,620.70
	Other income	335.97	358.02	115.07	1,133.17	680.26
	Total income	2,942.06	2,523.42	4,962.21	9,614.07	9,300.96
2	Expenses					
	Cost of revenue	2,212.96	1,743.99	4,084.74	7,035.35	7,286.17
	Purchases of stock-in-trade	1.34	0.64	(1.31)	2.25	8.66
	Employee benefits expense	280.01	238.04	218.76	901.93	713.26
	Finance costs	193.13	143.08	212.31	744.92	1,181.23
	Depreciation and amortization expense	53.75	48.90	53.48	191.92	201.76
	Loss on fair valuation/extinguishment of derivative instruments	-	-	-	-	332.30
	Impairment losses on financial assets	42.18	-	-	42.18	-
	Other expenses	175.15	133.69	202.64	577.90	595.21
	Total expenses	2,958.52	2,308.34	4,770.62	9,496.45	10,318.59
3	(Loss)/profit before tax (1-2)	(16.46)	215.08	191.59	117.62	(1,017.63)
4	Tax expense					
	Current tax - earlier years	-	-	1.90	-	1.90
	Deferred tax (credit)/expenses	(104.60)	0.18	186.98	(103.96)	105.72
	Total tax (credit)/expenses	(104.60)	0.18	188.88	(103.96)	107.62
5	Net profit/(loss) for the period / year (3-4)	88.14	214.90	2.71	221.58	(1,125.25)
6	Other comprehensive income					
	Items that will not be reclassified to statement of profit and loss					
	Changes in fair valuation of equity investments	-	-	-	-	6.60
	Income-tax effect	-	-	-	-	(1.09)
	Remeasurement (loss)/gain on defined benefit plans	(0.91)	(0.62)	0.37	(3.10)	(1.85)
	Income-tax effect	0.26	0.18	(0.02)	0.90	0.54
	Total other comprehensive income	(0.65)	(0.44)	0.35	(2.20)	4.20
7	Total comprehensive income/(loss) for the period / year (5+6)	87.49	214.46	3.06	219.38	(1,121.05)
8	Paid-up equity share capital (face value of Re. 1 per share)	140.51	140.51	124.85	140.51	124.85
9	Reserves (other equity)				8,532.18	2,697.50
10	Earnings/(loss) per equity share (face value of Re. 1 each) (quarterly figures are not annualised)					
	Basic (Rs. per share)	0.63	1.53	0.02	1.67	(9.58)
	Diluted (Rs. per share)	0.63	1.53	0.02	1.67	(9.58)

See accompanying notes to the standalone financial results.



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Signatureglobal (India) Limited

Registered Office: 13th Floor, Dr. Gopal Das Bhawan, 28, Barakhamba Road, Connaught Place, New Delhi-110001
CIN No.: L70100DL2000PLC104787, Website : www.signatureglobal.in

Statement of Standalone Assets and Liabilities as at 31 March 2024

(Rs. in million unless otherwise stated)

	As at 31 March 2024	As at 31 March 2023
	Audited	Audited
ASSETS		
Non-current assets		
Property, plant and equipment	464.75	524.11
Capital work in-progress	2.71	3.80
Right of use assets	101.49	113.15
Investment property	315.31	584.73
Intangible assets	16.62	2.39
Financial assets		
Investments	2,738.04	1,562.39
Other financial assets	276.21	102.14
Deferred tax assets (net)	597.18	492.31
Income-tax assets (net)	415.09	224.53
Other non-current assets	70.52	9.43
	4,997.93	3,618.98
Current assets		
Inventories	14,305.29	7,757.29
Financial assets		
Trade receivables	2,120.73	1,693.63
Cash and cash equivalents	2,286.02	1,510.33
Bank balances other than cash and cash equivalents	396.11	209.89
Loans	7,921.45	3,410.45
Other financial assets	1,298.44	642.47
Other current assets	3,025.59	2,039.51
	31,353.63	17,263.57
Asset classified as held for sale	253.33	-
TOTAL ASSETS	36,604.89	20,882.55
EQUITY AND LIABILITIES		
Equity		
Equity share capital	140.51	124.85
Other equity	8,532.18	2,697.50
Total equity	8,672.69	2,822.35
Liabilities		
Non current liabilities		
Financial liabilities		
Borrowings	7,987.61	3,259.86
Lease liabilities	100.34	118.56
Provisions	145.63	107.70
	8,233.58	3,486.12
Current liabilities		
Financial liabilities		
Borrowings	3,815.12	2,679.49
Lease liabilities	28.57	26.53
Trade payables		
(a) total outstanding dues of micro enterprises and small enterprises	234.73	202.37
(b) total outstanding dues of creditors other than micro enterprises and small enterprises	2,367.79	2,589.75
Other financial liabilities	133.81	171.86
Other current liabilities	13,087.99	8,896.07
Provisions	10.60	8.01
	19,678.62	14,574.08
Liabilities directly associated with the asset classified as held for sale	20.00	-
TOTAL EQUITY AND LIABILITIES	36,604.89	20,882.55



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Signatureglobal (India) Limited

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 CTN No.: L70100DI.2000PLC104787, Website : www.signatureglobal.in

Statement of Standalone Cash Flows for year ended 31 March 2024

(Rs. in million unless otherwise stated)

Particulars	Year ended	Year ended
	31 March 2024	31 March 2023
	Audited	Audited
A. Cash flows from operating activities		
Profit/(loss) before tax	117.62	(1,017.63)
Adjustments for :		
Depreciation and amortization expense	191.92	201.77
Finance costs	744.92	1,181.22
Interest income	(970.09)	(644.56)
Profit on sale of property, plant and equipment (net)	(36.02)	(14.49)
Rent concession	(8.72)	-
Dividend income	-	(0.76)
Impairment losses on financial assets	42.18	-
Loss on foreign exchange fluctuations (net)	4.43	13.52
Provision/advances no longer required, written back	(61.47)	0.35
Modification loss/(gain) on financial instruments	(23.83)	(6.03)
Provision for impairment of investment property	11.75	-
Loss on fair valuation/extinguishment of derivative instruments	-	332.30
Operating profit before working capital changes	12.69	45.69
Working capital adjustments		
Trade receivables	(427.10)	(373.02)
Other non-current assets	(61.09)	(1.00)
Other financial assets	(659.16)	(37.71)
Other current assets	(1,046.34)	(803.46)
Inventories	(6,213.15)	665.14
Trade payables	(253.72)	312.48
Other current liabilities	4,191.92	662.17
Other financial liabilities	(8.74)	(34.07)
Provisions	37.42	34.87
Cash (used in)/flows from operating activities	(4,427.27)	471.09
Taxes paid (net of refunds)	(190.56)	(99.40)
Net cash (used in)/flows from operating activities (A)	(4,617.83)	371.69
B. Cash flows from investing activities		
Purchase of property, plant and equipment, capital work in progress, intangible assets and investment property including capital creditors and advances (net)	(190.28)	(156.00)
Advance received for sale of investment property	20.00	-
Proceeds from sale of property, plant and equipment	77.64	30.45
Dividend income	-	0.76
Loans given	(11,375.00)	(3,928.56)
Loans received back	7,093.53	5,464.90
Investment in subsidiary companies	(1,217.82)	(102.71)
Proceeds from sale of investments	-	59.82
Investment in long term bank deposits	(157.24)	(60.97)
Proceeds from long term bank deposits	-	99.95
Movement in short term bank deposits (net)	(199.86)	71.98
Interest received	740.57	98.54
Net cash (used in)/flows from investing activities (B)	(5,208.46)	1,578.16
C. Cash flows from financing activities		
Net proceeds from short term borrowings	1,296.84	7.58
Proceeds from long term borrowings	11,171.80	4,181.39
Repayment of long term borrowings	(6,596.90)	(3,589.62)
Issue of share capital (including securities premium)	6,030.00	-
Payment of share issue expenses	(275.30)	-
Payment of principal portion of lease liabilities	(26.57)	(19.55)
Payment of interest on lease liabilities	(22.45)	(19.83)
Finance costs paid	(975.45)	(1,279.19)
Net cash flows from/(used in) financing activities (C)	10,601.98	(719.22)
Net increase in cash and cash equivalents (A+B+C)	775.69	1,230.63
Cash and cash equivalents at beginning of the year	1,510.33	279.70
Cash and cash equivalents at end of the year	2,286.02	1,510.33
Cash and cash equivalents at end of the year		
Balances with banks	1,611.11	644.80
Cash on hand	1.62	1.62
Fixed deposits with original maturity of less than 3 months	673.29	863.91
	2,286.02	1,510.33

Note: The above statement of cash flows has been prepared under the "Indirect Method" as set out in the Indian Accounting Standard (Ind AS-7) Statement of Cash Flows.



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Signatureglobal (India) Limited

Registered Office: 13th Floor, Dr. Gopal Das Bhawan, 28, Barakhamba Road, Connaught Place, New Delhi-110001
CIN No.: L70100DL2000PLC104787, Website : www.signatureglobal.in

Statement of Standalone Financial Results for the quarter and year ended 31 March 2024

Notes:

- (1) In terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), this Statement of Standalone Financial Results for the quarter and year ended 31 March 2024 ("Standalone Financial Results") of Signatureglobal (India) Limited [Formerly known as Signatureglobal (India) Private Limited] (the "Company") has been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 15 May 2024 and have been audited by the statutory auditors of the Company.
- (2) The Standalone Financial Results, for the quarter and year ended 31 March 2024 have been prepared in accordance with the recognition and measurement principles of Indian Accounting Standards, prescribed under Section 133 of the Companies Act, 2013 (the Act) and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirement of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended).
- (3) During the year ended 31 March 2024, the Company has completed its Initial Public Offer (IPO) of 18,961,038 Equity shares having face value of Rs. 1 each, at an issue price of Rs. 385 per equity share (including share premium of Rs. 384 per share), comprising offer for sale of 3,298,701 shares by selling shareholder aggregating to Rs. 1,270.00 million and a fresh issue of 15,662,337 shares aggregating to Rs. 6,030.00 million. The equity shares of the Company were listed on BSE Limited (BSE) and National Stock Exchange of India Limited (NSE) on 27 September 2023.

The utilization of the initial public offer proceeds is summarized below:

Object of the issue as per Prospectus	Utilization planned as per Prospectus*	Total utilised upto 31 March 2024	Amount pending for utilisation as on 31 March 2024
Re-payment or pre-payment, in full or in part, of certain borrowings availed by the Company	2,640.00	2,640.00	-
Infusion of funds in certain of its Subsidiaries, namely Signatureglobal Homes Private Limited, Signatureglobal Developers Private Limited, Signatureglobal Business Park Private Limited and Sternal Buildcon Private Limited for re-payment or pre-payment, in full or in part, of certain borrowings availed by our Subsidiaries.	1,680.00	1,680.00	-
Inorganic growth through land acquisitions and general corporate purposes	1,241.97	1,241.97	-
Total	5,561.97	5,561.97	-

(Rs. in million)

*Net of share issue expenses of Rs. 468.03 million in relation to fresh issue of shares that has been adjusted against securities premium as per Section 52 of the Companies Act, 2013. The actual expenses are marginally higher vis-à-vis the expenses as per the Prospectus dated 23 September 2023 (that were based on management estimates then and were subject to change), consequent to subsequent accounting and recording of final expenditure.

- (4) The figures for the quarter ended 31 March 2024 are the balancing figures between the audited figures in respect of the full financial year ended 31 March 2024 and the figures for the nine months period ended 31 December 2023, which were subjected to limited review by the statutory auditors.
- (5) The figures for the quarter ended 31 March 2023 are the balancing figures between the audited figures in respect of the full financial year ended 31 March 2023 and the unaudited year to date figures upto the period ended 31 December 2022, which were neither subjected to review nor audit. However, the management has exercised necessary care and diligence to ensure that the standalone financial results for such period are fairly stated.
- (6) During the current year, the Company has executed a Share Purchase Agreement with the existing shareholders of Gurugram Commercency Private Limited (GCPL), the entity that owns land parcel admeasuring 25.14 acres, situated at Village Fazilpur Jharsa, Sector 71, Gurugram, Haryana. During the quarter ended 31 December 2023, the Company had acquired a 19% stake and further, had advanced an interest bearing short-term loan to GCPL. During the current quarter, the Company has completed the acquisition and consequently, as at 31 March 2024, GCPL has become a 100% subsidiary company, for consideration of Rs. 846.72 million while interest bearing short-term loan to GCPL amounts to Rs. 2,657.55 million.
- (7) As per Ind AS 108 "Operating Segments", if a financial report contains both consolidated financial results and the separate financial results of the Parent Company, segment information may be presented on the basis of the consolidated financial results. Thus, disclosure required by regulation 33 of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015 on segment information has been furnished in consolidated financial results.
- (8) Previous period's/year's figures have been regrouped/reclassified wherever necessary to confirm with the current period/year figures. The impact of such reclassification/regrouping is not material to the standalone financial results.

For and on behalf on Board of Directors
Signatureglobal (India) Limited

Ravi Aggarwal
Managing Director
DIN: 00203856



Place: Gurugram
Date: 15 May 2024



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Independent Auditor's Report on Standalone Annual Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To the Board of Directors of Signatureglobal (India) Limited

Opinion

1. We have audited the accompanying standalone annual financial results ('the Statement') of Signatureglobal (India) Limited ('the Company') for the year ended 31 March 2024, attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations').
2. In our opinion and to the best of our information and according to the explanations given to us, the Statement:
 - (i) presents financial results in accordance with the requirements of Regulation 33 of the Listing Regulations; and
 - (ii) gives a true and fair view in conformity 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 ('the Act'), read with the Companies (Indian Accounting Standards) Rules, 2015, and other accounting principles generally accepted in India, of the standalone net profit after tax and other comprehensive income and other financial information of the Company for the year ended 31 March 2024.

Basis for Opinion

3. We conducted our audit in accordance with the Standards on Auditing specified under section 143(10) of the Act. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Statement section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ('the ICAI') together with the ethical requirements that are relevant to our audit of the financial results under the provisions of the Act and the rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Statement

4. This Statement has been prepared on the basis of the standalone annual financial statements and has been approved by the Company's Board of Directors. The Company's Board of Directors is responsible for the preparation and presentation of the Statement that gives a true and fair view of the net profit and other comprehensive income and other financial information of the Company in accordance with the Ind AS specified under section 133 of the Act, read with the Companies (Indian Accounting Standards) Rules, 2015 and other accounting principles generally accepted in India, and in compliance with Regulation 33 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records

Chartered Accountants

Offices in Bengaluru, Chandigarh, Chennai, Gurugram, Hyderabad, Kochi, Kolkata, Mumbai, New Delhi, Noida and Pune



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Independent Auditor's Report on Standalone Annual Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) (cont'd)

in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

5. In preparing the Statement, the Board of Directors is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern, and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.
6. The Board of Directors is also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Statement

7. Our objectives are to obtain reasonable assurance about whether the Statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with Standards on Auditing, specified under section 143(10) of the Act, will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this Statement.
8. As part of an audit in accordance with the Standards on Auditing, specified under section 143(10) of the Act, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:
 - Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control;
 - Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3) (i) of the Act, we are also responsible for expressing our opinion on whether the Company has in place an adequate internal financial controls with reference to financial statements and the operating effectiveness of such controls;
 - Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors;
 - Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Statement or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern; and
 - Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represents the underlying transactions and events in a manner that achieves fair presentation.
9. We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

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Independent Auditor's Report on Standalone Annual Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) (cont'd)

10. We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Other Matters

11. The Statement includes the financial results for the quarter ended 31 March 2024, being the balancing figures between the audited figures in respect of the full financial year and the published unaudited year-to-date figures up to the third quarter of the current financial year, which were subject to limited review by us.
12. The Statement includes figures for the corresponding quarter ended 31 March 2023 which are the balancing figures between the audited figures in respect of the full financial year ended 31 March 2023 and the unaudited year-to-date figures up to the third quarter of the previous financial year, which have been approved by the Company's Board of Directors, but have not been subjected to audit or review.

For Walker Chandlok & Co LLP

Chartered Accountants

Firm Registration No.: 001076N/N500013



Deepak Mittal

Partner

Membership No. 503843



UDIN:24503843BKFAOZ5010

Place: Gurugram

Date: 15 May 2024



**SIGNATURE
GLOBAL**
REALTY. RELIABILITY. RESPONSIBILITY.

AN ISO 9001:2015; 14001:2015; 45001:2018; 27001:2022 CERTIFIED COMPANY

Date: 15th May, 2024

The Manager
BSE Limited
Corporate Relationship Department,
1st Floor, New Trading Ring,
Rotunda Building
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai 400 001

The Manager
National Stock Exchange of India Limited
Listing Department
Exchange Plaza
5th Floor, Plot no C/1, G Block
Bandra Kurla Complex
Bandra (E), Mumbai – 400 051

Scrip Code : 543990

Symbol : SIGNATURE

Subject: Declaration in respect of Audit Reports with unmodified opinion for the financial year ended on 31st March, 2024

Dear Sir/Madam,
Pursuant to Regulation 33(3)(d) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and SEBI Circular no. CIR/CFD/CMD/56/2016 dated 27th May, 2016, we hereby declare that the Statutory Auditors of the Company, M/s. Walker Chandiok & Co LLP, Chartered Accountants, have issued Audit Reports with unmodified opinion on audited financial results of the Company (both standalone & consolidated) for the quarter and year ended on 31st March, 2024.

Kindly take the above information on your records.

Thanking You,

For **SIGNATUREGLOBAL (INDIA) LIMITED**

MANISH GARG
CFO

SIGNATUREGLOBAL (INDIA) LIMITED
CIN: L70100DL2000PLC104787

Regd. Off : 13th FLOOR DR. GOPAL DAS BHAWAN, 28 BARAKHAMBHA ROAD, CONNAUGHT PLACE, NEW DELHI- 110001 Phone: 011-49281700
Corp. Off. : UNIT NO.101,GROUND FLOOR, TOWER-A, SIGNATURE TOWER, SOUTH CITY-1 GURUGRAM HR- 122001 Phone: 0124-4398011
E-mail: compliance@signatureglobal.in, Website: www.signatureglobal.in

Annexure – II

Investment in the equity shares of Gurugram Commerc City Private Limited (a wholly owned subsidiary)

Serial Number	Particulars	Details
a)	Name of the target entity, details in brief such as size, turnover, etc.	Gurugram Commerc City Private Limited (“GCPL”/ “Target Company”), a Wholly Owned Subsidiary Company. The revenue of GCPL for FY 2023-24 was Rs. Nil
b)	Whether the acquisition would fall within related party transaction(s) and whether the promoter/promoter group/group companies have any interest in the entity being acquired? If yes, nature of interest and details thereof and whether the same is done at "arm's length."	Yes, the investment falls under the category of related party transaction and GCPL (Target Company) is a Wholly Owned Subsidiary of the Company. The investment is on Arm's length.
c)	Industry to which the entity being acquired belongs.	Real Estate Development
d)	Objects and impact of acquisition (including but not limited to, disclosure of reasons for acquisition of the target entity, if its business is outside the main line of business of the listed entity).	NA
e)	Brief details of any governmental or regulatory approvals required for the acquisition.	NA
f)	Indicative time period for completion of the acquisition.	2 months
g)	Consideration - whether cash consideration or share swap or any other form and details of the same.	Cash Consideration
h)	Cost of acquisition and/or the price at which the shares are acquired.	The total cost of acquisition would be approximately Rs. 34.75 crore.

Serial Number	Particulars	Details
i)	Percentage of shareholding/control acquired and/or number of shares acquired.	<p>The Company presently holds 100% Equity Shareholding in GCPL.</p> <p>The Board has approved further investment of approximately Rs. 34.75 crore for acquisition of 3,47,49,900 (Three Crore Forty Seven Lakhs Forty Nine Thousand Nine Hundred) equity shares of Rs. 10 each in GCPL.</p>
j)	Brief background about the entity acquired in terms of products/line of business acquired, date of incorporation, history of last 3 years turnover, country in which the acquired entity has a presence, and any other significant information (in brief).	<p>GCPL is a Wholly Owned Subsidiary of the Company and engaged in the Real Estate Development business.</p> <p>Paid up share capital: INR 50,25,01,000/-.</p> <p>Turnover: The Company had no turnover during the financial years ended on 31st March, 2022 and 31st March 2023.</p> <p>For the financial year ended on 31st March, 2024, there was a turnover of Rs. Nil</p> <p>Countries of presence: India</p>

Press Release

For Immediate Dissemination

Signature Global aims to achieve pre-sales of INR 100 bln in FY25, grown 112% pre-sales in FY24 to INR 72.7 bln

- Company is targeting collections of INR 60 bln in FY25, grew 62% to INR 31.1 bln in FY24
- Consolidated Net profit for Q4FY24 surged to INR 410 mln against INR 80 mln in Q4FY23
- Consolidated Net profit for FY24 stood at INR 160 mln against loss of INR 637 mln in FY23

New Delhi, May 15th, 2024: Signature Global (BSE: 543990 | NSE: SIGNATURE), amongst the leading real estate development companies in India, aims to achieve pre-sales of **INR 100 bln** in FY25 on the back of robust demand from the residential segment in NCR. The Company achieved its best ever annual pre-sales growth of **112%** to **INR 72.7 bln for FY24**, due to successful launch of its first ever premium housing project in Q4. The Company is targeting collections of INR 60 bln in FY25 and in FY24 grew **62% to INR 31.1 bln**.

On Wednesday, the Company reported robust growth in the revenue and net profit for the fourth quarter ended March 31, 2024 on the back of strong pre-sales booking and higher realisations. For **Q4FY24**, the Company reported consolidated net profit of **INR 410 mln** as compared to **INR 80 mln** in the corresponding period of last year. For the **full financial year**, the consolidated net profit was **INR 160 mln** against loss of **INR 637 mln** in **FY23**.

Consolidated Revenue from Operations for the fourth quarter was **INR 6,940 mln**, as per occupancy certificate received. For the full year, revenue stood at **INR 12,410 mln**.

Commenting on the company's performance, **Mr. Pradeep Kumar Aggarwal, Chairman and Whole-Time Director**, said " The financial year 2023-24 marked a significant period for our company, characterized by several achievements, including a successful IPO, expansion into the premium segment, and a notable transition to mid-income housing from affordable housing. The final quarter was particularly eventful, with our inaugural premium housing project receiving an overwhelmingly positive response. We've seen substantial growth in our presence in the National Capital Region (NCR), evidenced by our increasing market share in this region.

The latest quarterly figures underscore our company's steadfast dedication to quality and a customer-centric growth approach. As we move into FY25, our focus will be on risk mitigation and the creation of opportunities to ensure sustainable profitability and long-term value for all stakeholders."

FINANCIAL HIGHLIGHTS (INR Bln)

Particulars	Q4FY24	Q4FY23	YoY (%)	FY24	FY23	YoY (%)
Revenue from Operations	6.94	7.05	(1.46%)	12.41	15.54	(20.17%)
Consolidated Profit / (Loss) after Tax	0.41	0.08	439.13%	0.16	(0.64)	LP
Adjusted Gross Profit Margin	24.53%	23.88%	-	27.57%	26.78%	-
Adjusted EBITDA Margin	12.68%	12.16%	-	10.75%	13.88%	-

The Company entered premium residential segment through launch of DE LUXE-DXP in Q4, which received overwhelming response from customers. The project received an oversubscribed expression of interest by over 5.4 times indicating the market sentiment for real estate investment in NCR. Currently, the company has a portfolio of 48.6 mln sq. ft. with 16.4 mln ongoing and 29.3 mln forthcoming. It aims to keep the net debt below 0.5x the projected operating surplus.

About Signatureglobal (India) Ltd:

Signature Global, India's leading real estate development company is transforming the affordable and mid-housing segments through its focus on quality execution with an emphasis on value creation, reliability, and global standards. The company holds a market share of 19% in Delhi NCR in affordable and Mid-housing segment. The firm started its journey in Gurugram in 2014 and was founded by seasoned professionals with multiple decades of experience in the financial services sector.

Backed by marquee equity investors like HDFC and IFC, Signature Global practices high corporate governance within the organization. Signature Global has been following a disciplined approach to land acquisition, with a lead-time from land acquisition to project launch of close to 18 months. All the projects are perfectly positioned in key locations in Delhi NCR and micro markets such as South of Gurugram (Sohna), Golf course extension road, Dwarka Expressway, Vaishali (Ghaziabad), and Karnal.

Disclaimer:

The statements, are as on date and may contain forward-looking statements like the words “believe”, “expect”, “anticipate”, “intend”, “plan”, “estimate”, “project”, “will”, “may”, “targeting” and similar expressions regarding the financial position, business strategy, plans, targets and objectives of the Company. Such forward-looking statements involve known and unknown risks which may cause actual results, performance or achievements to be materially different from results or achievements expressed or implied. The risks and uncertainties interalia, relating to these statements include (i) cash flow projections, (ii) industry and market conditions; (iii) ability to manage growth; (iv) competition; (v) government policies and regulations; (vi) obtaining regulatory approvals; (vii) domestic & international economic conditions such as interest rate & currency exchange fluctuations; (viii) political, economic, legal and social conditions in India/ elsewhere; (ix) technological advances; (x) claims and concerns about product safety and efficacy; (xi) domestic and foreign healthcare reforms; (xii) Inability to build production capacity; (xiii) unavailability of raw materials and failure to gain market acceptance. The Company shall not have any responsibility or liability whatsoever for any loss howsoever arising from this presentation or its contents or otherwise arising in connection therewith.

For Further information, please contact:

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