



# PODDAR

HOUSING AND DEVELOPMENT LIMITED

23<sup>rd</sup> November, 2021

To, <b>BSE Limited</b> Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400 001 Scrip Code – 523628	To, <b>The National Stock Exchange of India,</b> Exchange Plaza, 5 <sup>th</sup> Floor, Plot no. C/1, G Block, Bandra Kurla Complex, Bandra (East), Mumbai – 400 051 Scrip Symbol - PODDARHOUS
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Dear Sir(s),

**Sub: Disclosure under Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 - Investors Presentation on Financial Results for quarter/half year ended on September 30, 2021.**

Pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we are pleased to enclose herewith Investors Presentation on financial results of the company for the quarter/half year ended on September 30, 2021 which has been declared by the company on 13<sup>th</sup> November, 2021

Request you to take the same on record and disseminate the same on the website of the stock exchanges.

Thanking You,  
Yours faithfully,

For Poddar Housing and Development Limited

**Vimal Tank**  
Company Secretary

(Formerly known as Poddar Developers Limited)



# PODDAR

HOUSING AND DEVELOPMENT LIMITED

(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 | Fax: 022 6616 4422 | [www.poddarhousing.com](http://www.poddarhousing.com) | CIN - L51909MH1982PLC143066



# Investor Presentation – Sept 2021



# Investor Presentation for the quarter ended on Sept 30, 2021

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## TOPICS OF DISCUSSION

1. Highlight for the quarter ended Sept - 21
2. Quarterly Results and Shareholding – Sept 21
3. Project Updates
4. Debt Profile



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# Highlight of Q2



## Highlights for the quarter ended – Sept – 21

### ❖ Sales and Collections Highlights-

Particulars	Sept 21	Jun 21	Variation (%)
Gross Sales* - Value (₹ Crores)	₹ 64	₹ 41	↑ 54%
Gross Sales* - No. of Units	170	92	↑ 85%
Registered Sales - Value (₹ Crores)	₹ 42	₹ 24	↑ 77%
Registered Sales – No. of Units	106	63	↑ 68%
Collections (₹ Crores)	₹ 28	₹ 16	↑ 79%

### ❖ Cash Flow Highlights –

Particulars	Sept 21	Mar 21	Variation (%)
From Operating Activities	₹ 4.84	₹ (2.28)	↑ 312%



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# Results of Q2



# PHDL Results – Standalone Sept -21

₹ Crores

No.	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30-09-2021	30-06-2021	30-09-2020	30-09-2021	30-09-2020	31-03-2021
		(Un-audited)	(Un-audited)	(Un-audited)	(Un-audited)	(Un-audited)	Audited
<b>1</b>	Income from operations						
	i. Revenue from Operations	17.88	8.59	5.12	26.48	8.78	54.76
	ii. Other Income	0.17	0.05	1.28	0.22	2.48	2.84
	<b>Total income from operations (net)</b>	<b>18.05</b>	<b>8.65</b>	<b>6.41</b>	<b>26.69</b>	<b>11.26</b>	<b>57.60</b>
<b>2</b>	Expenses						
	i. Cost of Construction	25.50	28.66	24.23	54.17	44.35	86.37
	ii. Changes in Inventories of WIP and Finished goods	(9.15)	(20.85)	(19.82)	(30.00)	(36.99)	(53.54)
	iii. Employee Benefit Expenses	1.19	0.88	2.12	2.07	3.36	4.48
	iv. Depreciation and Amortisation Expenses	0.10	0.07	0.09	0.17	0.19	0.47
	v. Finance Costs	3.98	2.45	0.67	6.43	0.78	5.81
	vi. Other Expenses	3.61	2.99	2.49	6.60	4.34	9.58
	<b>Total expenses</b>	<b>25.23</b>	<b>14.20</b>	<b>9.78</b>	<b>39.43</b>	<b>16.03</b>	<b>53.16</b>
<b>3</b>	<b>Profit / (Loss) before tax</b>	<b>(7.18)</b>	<b>(5.56)</b>	<b>(3.37)</b>	<b>(12.74)</b>	<b>(4.77)</b>	<b>4.44</b>
<b>4</b>	<b>Tax expense:</b>						
	i. Current Tax Expense/ (Benefit)	-	-	-	-	-	0.86
	ii. Deferred Tax Expense/ (Benefit)	(1.81)	(1.39)	(0.85)	(3.21)	(1.14)	0.76
	<b>Total Tax Expense/ (Benefit)</b>	<b>(1.81)</b>	<b>(1.39)</b>	<b>(0.85)</b>	<b>(3.21)</b>	<b>(1.14)</b>	<b>1.62</b>
<b>5</b>	<b>Net Profit/ (Loss) after tax</b>	<b>(5.37)</b>	<b>(4.17)</b>	<b>(2.52)</b>	<b>(9.53)</b>	<b>(3.62)</b>	<b>2.82</b>
<b>6</b>	<b>Other comprehensive income (OCI)</b>						
	Items not to be reclassified subsequently to profit or loss:						
	- Gain/(Loss) on fair valuation of defined benefit plans as per actuarial valuation	-	-	-	-	-	0.20
	- Gain on fair valuation of equity instruments	(0.07)	0.21	0.02	0.14	0.02	0.16
	- Deferred tax expense/(income) relating to these items	-	0.05	0.01	0.05	0.01	0.09
	<b>Other comprehensive income for the year (net of tax)</b>	<b>(0.07)</b>	<b>0.16</b>	<b>0.02</b>	<b>0.08</b>	<b>0.02</b>	<b>0.27</b>
<b>7</b>	<b>Total comprehensive income for the year (net of tax)</b>	<b>(5.44)</b>	<b>(4.01)</b>	<b>(2.51)</b>	<b>(9.45)</b>	<b>(3.61)</b>	<b>3.09</b>
<b>8</b>	Paid-up Equity Share Capital (Face Value INR 10/- each)	6.32	6.32	6.32	6.32	6.32	6.32
<b>9</b>	Earnings per share (in INR)						
	i. Basic	(8.50)	(6.60)	(4.00)	(15.10)	(5.74)	4.47
	ii. Diluted	(8.50)	(6.60)	(4.00)	(15.10)	(5.74)	4.47





# PHDL Results – Consolidated Sept -21

₹ Crores

No.	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30-09-2021 (Un-audited)	30-06-2021 (Un-audited)	30-09-2020 (Un-audited)	30-09-2021 (Un-audited)	30-09-2020 (Un-audited)	31-03-2021 Audited
<b>1</b>	Income from operations						
	i. Revenue from Operations	17.88	8.59	5.13	26.48	8.81	54.86
	ii. Other Income	0.48	0.40	0.95	0.88	1.74	4.31
	<b>Total income from operations (net)</b>	<b>18.37</b>	<b>8.99</b>	<b>6.09</b>	<b>27.36</b>	<b>10.55</b>	<b>59.17</b>
<b>2</b>	Expenses						
	i. Cost of Construction	25.50	28.66	24.23	54.17	44.35	88.43
	ii. Changes in Inventories of WIP and Finished goods	(9.15)	(20.85)	(19.82)	(30.00)	(36.99)	(53.54)
	iii. Employee Benefit Expenses	1.36	0.98	2.38	2.34	3.89	5.26
	iv. Depreciation and Amortisation Expenses	0.10	0.08	0.09	0.18	0.19	0.48
	v. Finance Costs	4.86	3.32	1.23	8.18	2.08	8.95
	vi. Other Expenses	3.65	3.14	2.53	6.78	4.52	9.93
	<b>Total expenses</b>	<b>26.31</b>	<b>15.33</b>	<b>10.64</b>	<b>41.64</b>	<b>18.05</b>	<b>59.51</b>
<b>3</b>	<b>Profit / (Loss) before tax</b>	<b>(7.95)</b>	<b>(6.33)</b>	<b>(4.56)</b>	<b>(14.28)</b>	<b>(7.50)</b>	<b>(0.34)</b>
<b>4</b>	<b>Tax expense:</b>						
	i. Current Tax Expense/ (Benefit)	-	-	-	-	-	0.86
	ii. Deferred Tax Expense/ (Benefit)	(1.81)	(1.39)	(0.85)	(3.21)	(1.14)	0.76
	<b>Total Tax Expense/ (Benefit)</b>	<b>(1.81)</b>	<b>(1.39)</b>	<b>(0.85)</b>	<b>(3.21)</b>	<b>(1.14)</b>	<b>1.62</b>
<b>5</b>	<b>Net Profit/ (Loss) after tax</b>	<b>(6.13)</b>	<b>(4.94)</b>	<b>(3.71)</b>	<b>(11.07)</b>	<b>(6.36)</b>	<b>(1.96)</b>
<b>6</b>	<b>Other comprehensive income (OCI)</b>						
	Items not to be reclassified subsequently to profit or loss:						
	- Gain/(Loss) on fair valuation of defined benefit plans as per actuarial valuation	-	-	-	-	-	0.22
	- Gain on fair valuation of equity instruments	(0.09)	0.23	0.02	0.14	0.02	0.16
	- Deferred tax expense/(income) relating to these items	-	0.05	0.01	0.05	0.01	0.09
	<b>Other comprehensive income for the year (net of tax)</b>	<b>(0.09)</b>	<b>0.17</b>	<b>0.02</b>	<b>0.08</b>	<b>0.02</b>	<b>0.28</b>
<b>7</b>	<b>Total comprehensive income for the year (net of tax)</b>	<b>(6.22)</b>	<b>(4.77)</b>	<b>(3.69)</b>	<b>(10.99)</b>	<b>(6.34)</b>	<b>(1.68)</b>
<b>8</b>	<b>Paid-up Equity Share Capital (Face Value INR 10/- each)</b>	<b>6.32</b>	<b>6.32</b>	<b>6.32</b>	<b>6.32</b>	<b>6.32</b>	<b>6.32</b>
<b>9</b>	<b>Earnings per share (in INR)</b>						
	i. Basic	(9.71)	(7.82)	(5.87)	(17.53)	(10.06)	(3.10)
	ii. Diluted	(9.71)	(7.82)	(5.87)	(17.53)	(10.06)	(3.10)



# Balance Sheet – Sept -21

₹ Crores

Particulars	Standalone		Consolidated	
	Sept-21	Mar-21	Sept-21	Mar-21
<b>ASSETS</b>				
<b>Non-current assets</b>				
Property, plant and equipment	2.84	3.15	2.90	3.21
Investment properties	0.38	0.38	0.38	0.38
Intangible assets	0.59	0.84	0.59	0.84
Financial assets				
Investments	2.17	1.59	1.70	1.58
Loans	1.77	4.99	-	-
Other financial assets	103.79	86.94	116.74	103.22
Deferred tax assets (net)	10.83	7.68	10.89	7.74
<b>Total non-current assets</b>	<b>122.38</b>	<b>105.56</b>	<b>133.20</b>	<b>116.97</b>
<b>Current assets</b>				
Inventories	450.35	423.39	453.09	425.28
Financial assets				
Trade receivables	5.18	7.16	5.89	7.67
Cash and cash equivalents	4.03	10.24	4.06	10.37
Other bank balances	3.99	3.90	3.99	3.90
Loans	-	0.31	-	0.31
Other financial assets	24.76	17.02	25.43	20.13
Other current assets	21.60	18.63	23.03	19.78
<b>Total current assets</b>	<b>509.91</b>	<b>480.64</b>	<b>515.48</b>	<b>487.44</b>
<b>TOTAL ASSETS</b>	<b>632.29</b>	<b>586.21</b>	<b>648.68</b>	<b>604.41</b>

Particulars	Standalone		Consolidated	
	Sept-21	Mar-21	Sept-21	Mar-21
<b>EQUITY AND LIABILITIES</b>				
<b>Equity</b>				
Equity share capital	6.32	6.32	6.32	6.32
<b>Other equity</b>				
Reserves and surplus	187.22	196.68	173.07	184.05
<b>Total equity</b>	<b>193.53</b>	<b>202.99</b>	<b>179.38</b>	<b>190.37</b>
<b>LIABILITIES</b>				
<b>Non-current liabilities</b>				
Financial liabilities				
Borrowings	210.17	210.80	212.77	213.81
Other financial liabilities	83.85	69.46	83.85	66.46
Employee benefit obligations	0.78	0.78	0.96	0.96
<b>Total non-current liabilities</b>	<b>294.81</b>	<b>281.05</b>	<b>297.58</b>	<b>281.24</b>
<b>Current liabilities</b>				
Financial liabilities				
Borrowings	37.89	12.85	60.69	35.65
Trade payables	18.68	21.75	19.34	22.43
Other financial liabilities	28.93	30.07	30.55	31.35
Employee benefit obligations	2.13	2.07	2.34	2.29
Advance against sale of flats/land/TDR*	54.94	33.44	57.42	38.74
Other statutory liabilities	1.38	1.99	1.38	2.35
<b>Total current liabilities</b>	<b>143.94</b>	<b>102.17</b>	<b>171.72</b>	<b>132.81</b>
<b>TOTAL LIABILITIES</b>	<b>438.75</b>	<b>383.22</b>	<b>469.30</b>	<b>414.04</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>632.29</b>	<b>586.21</b>	<b>648.68</b>	<b>604.41</b>



# Revenue Recognition

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*Advance against sale of flats/land/ TDR - This represents the amounts received from the customers against demand raised as per the terms of the contract. Accordingly this amount is to be considered as unearned revenue of the Company.*

## **Accounting Policy**

### **Revenue Recognition**

The Company recognize revenue when or as the entity satisfies a performance obligation by transferring a promised good or service i.e. an asset to a customer. An asset is transferred when or as the customer obtains control of that asset. For each performance obligation, the Company determines at contract inception whether it satisfies the performance obligation over time or satisfies the performance obligation at a point in time.

### **Determination of the timing of revenue recognition on the sale of completed and under development property in respect of Real Estate Development activity:**

Determination of revenue whether over time (Percentage Completion Method) or at a point in time (Project Completion Method) necessarily involves making judgment as to when the performance obligation under the contracts with customers is satisfied.

Based on the management assessment, the Company is recognising revenue for its projects – Poddar Riviera, Kalyan and Poddar Wondercity, Badlapur in phased manner as per point in time i.e. project completion method and with respect to old ongoing projects - Poddar Spraha Diamond, Chembur and Poddar Samruddhi Evergreens, Badlapur as per over time i.e. percentage completion method.



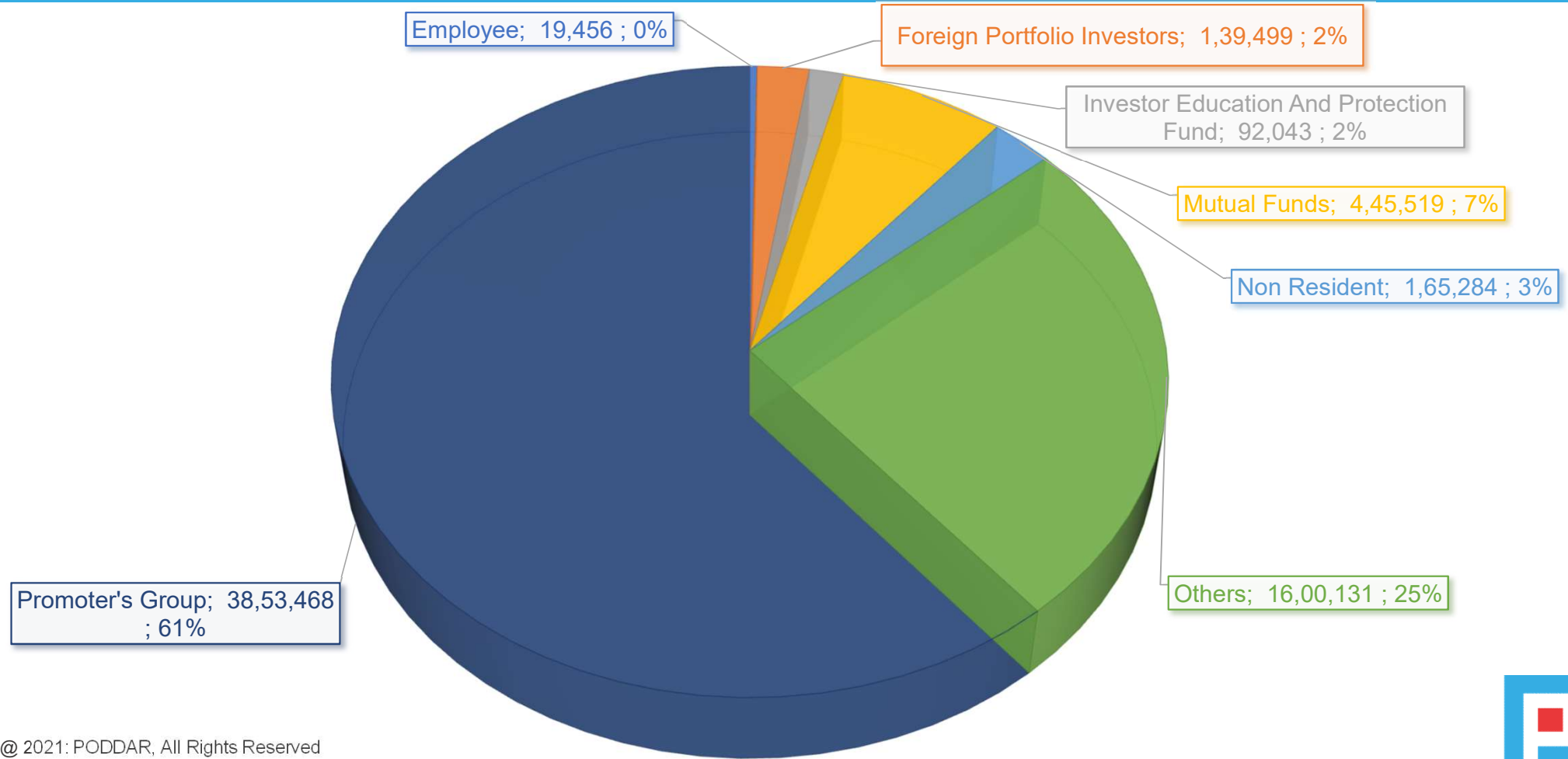
## Cash Flow Summary – Sept -21

₹ Crores

Particulars	Standalone		Consolidated	
	Sept -21	Sept -20	Sept -21	Sept -20
Cash generated from/ (used in) operating activities	4.84	(8.76)	(16.86)	(7.62)
Cash generated from/ (used in) investing activities	(19.05)	8.86	3.50	2.40
Cash generated from/ (used in) financing activities	8.49	0.25	7.04	5.70
Net increase / (decrease) in cash and cash equivalents	(5.71)	0.34	(6.31)	0.48
Add: Cash and cash equivalent at the beginning of the period	9.74	1.84	10.37	1.89
Cash and cash equivalent at the end of the period	4.02	2.18	4.06	2.37



# Shareholdings – Sept -21



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# Project Updates



## Synopsis of Projects<sup>#</sup>

Particulars	Ongoing / Upcoming					Completed SEG and SCC
	Riviera	Diamond	Wondercity I \$	Wondercity II \$	SEG 4C	
Estimated Area of Project (sqft.) *	23,93,403	1,04,877	10,28,974	6,59,189	76,963	17,58,629
Estimated Total Units (nos.)	3,412	132	1,702	1,039	114	3,615
Area opened for booking (sqft.)*	5,30,149	97,380	4,17,273	-	76,963	17,58,629
Units opened for booking (nos.)	720	118	671	-	114	3,615
Area Booked (sqft) *	3,32,242	86,850	1,76,247	-	55,861	17,19,905
Units Booked (nos.)	461	106	309	-	84	3,551
Area in Inventory (sqft.)*	1,97,907	10,530	2,41,026	-	21,102	38,724
Units in Inventory (nos.)	259	12	362	-	30	64
Booking Value (Rs. Crores)	160.4	128.0	78.9	-	21.2	406.0
Amount Collected (Rs. Crores) <sup>#</sup>	33.5	84.4	8.4	-	16.7	405.5
Revenue Recognised (Rs. Crores) <sup>#</sup>	-	105.2	-	-	16.6	406.0

\* Salable area | # cumulative till Sept 2021 | Completed - Samruddhi Evergreen, Badlapur and Samrudhhi Complex and Commercial, Karjat

\$ Poddar Wondercity - Approved CC under UDCPR for 10.29 Lac Sq. Ft. and for 6.60 Lac Sq. Ft. approval is in process.

Note - Project information of upcoming projects of Kandlivali and Goregaon will be updated once the preliminary approvals being obtained.



# Project Updates



## Poddar Riviera

### 1. Sales -

Particulars	Booking		Registered	
	H1*	Total	H1	Total
No of Units	215	461	148	336

### 2. Construction –

A1-A4 - Excavation and PCC work completed. Plinth columns and back filling work in progress.

UGT – PCC, water proofing and raft completed and vertical wall work in progress

### 3. Approvals -

All approval in place under PMAY approvals.

Revised plans submitted under UDCPR 2020, expecting approval by Q-3 FY 21-22.





# Project Photos



# Project Updates

## Poddar Spraha Diamond

### 1. Sales -

Particulars	Booking		Registered	
	H1*	Total	H1	Total
No of Units	21	106	12	99

### 2. Construction –

#### Wing B –

- RCC work & Block work completed and Fire sprinkler line upto 12<sup>th</sup> & Gypsum upto 13<sup>th</sup> floor completed.
- Tiling, plumbing, electricity, kitchen platform and waterproofing work is in progress

#### Wing A –

- RCC work upto 11<sup>th</sup> Floor completed and 12<sup>th</sup> is in progress.

### 3. Approvals -

Wing A full CC received in Oct 21, Project completion by June 2022  
Rehab building OC applied.





# Project Photos



# Project Updates

## Poddar Wondercity

### 1. Sales -

Particulars	Booking		Registered	
	H1*	Total	H1	Total
No of Units	9	309	-	96

Project has been relaunched in Q2

### 2. Construction –

Building B5 4<sup>th</sup> slab and B4 & B6 – 3<sup>rd</sup> slab is in progress, block work upto 1<sup>st</sup> floor completed.  
Work restarted from end of October 2021

### 3. Approvals –

Revised approval with full CC till 23 floors received in May 2021 with increased potential to 17 lacs Sq.Ft.



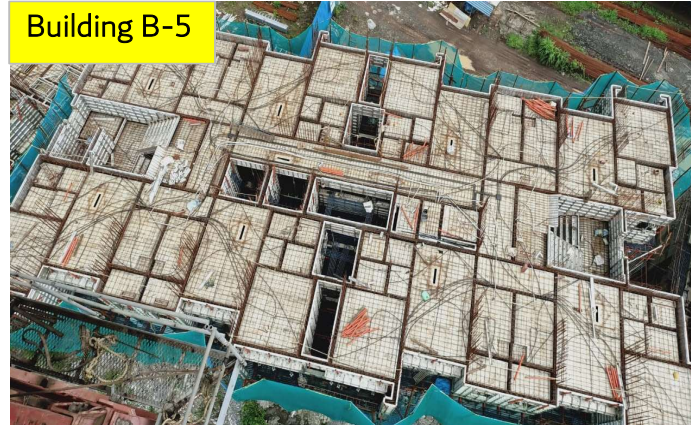


# Project Photos

Building B-4



Building B-5



Building B-6



Bridge



Retaining Wall



Retaining Wall





# Project Updates

## Poddar Samruddhi Evergreens – 4C and completed phases

### 1. Sales –

Particulars of 4C	Booking		Registered	
	H1*	Total	H1	Total
No of Units	13	84	6	73

In Completed phases of Samruddhi Evergreens 4 units were booked and 4 units were registered in six month period ended on Sept 21.

### 2. Construction –

Construction Status	<80%	100%
No of Buildings	2	5
Units Sold	12	72

### 3. Approvals -

Full CC received.

Plans under revision as per UDCPR 2020 which will give additional potential of 1 lac sq.ft. of build up area.



# Project Photos

Building 140



Building 141



Building 142



Building 143



Building 144



Building 145



## Other Project Updates

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### Tisgaon

- Definitive JV document with Gopal Krishna Developers will be executed in Q-4 of FY 21-22
- Received initial deposit of ₹ 3.01 crores.

### Kandivali

- Revised IOA and CC upto plinth is expected in Q-4 of FY 21-22.
- More than 85% huts demolished, fencing work is in progress. Soil investigation completed





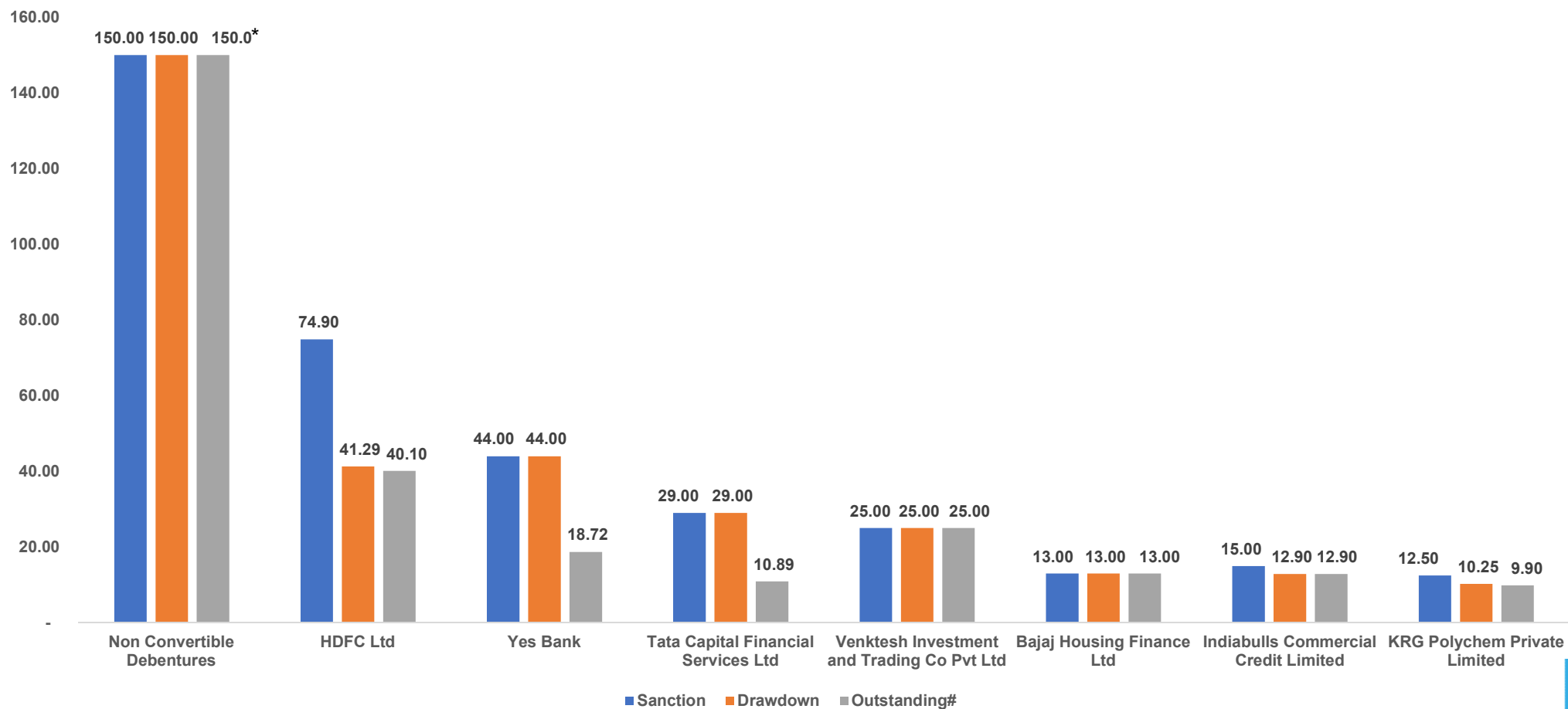
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# Debt Profile



# Debt Profile (Consolidated) – Sept 21<sup>@</sup>

₹ Crores



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# Thank You

Mr. Vishal Kokadwar, Chief Operating Officer and Chief Financial Officer – [vishal.kokadwar@poddarhousing.com](mailto:vishal.kokadwar@poddarhousing.com)

Mr. Rajendra Agrawal, Head – Finance and Account – [rajendra.agrawal@poddarhousing.com](mailto:rajendra.agrawal@poddarhousing.com)

Mr. Vimal Tank, Company Secretary – [vimal.tank@poddarhousing.com](mailto:vimal.tank@poddarhousing.com)

## Disclaimer

This presentation has been prepared by Poddar Housing and Development Limited (“Company”) solely for providing information about the Company. It contains certain forward looking statements concerning Poddar Housing and Development Limited as future business prospects and business profitability, which are subject to a number of risks and uncertainties and the actual results could materially differ from those in such forward looking statements. The risks and uncertainties relating to these statements include, but are not limited to, risks and uncertainties, regarding approvals, fluctuations in net realisation, our ability to manage growth, competition, economic growth in India, ability to attract and retain highly skilled professionals, time and cost over runs on contracts, government policies and actions with respect to investments, regulations. The company does not undertake to make any announcement in case any of these forward looking statements become materially incorrect in future or update any forward looking statements made from time to time on behalf of the company.

