

PODDAR HOUSING AND DEVELOPMENT LIMITED

Registered Office : Unit No. 3-5, Neeru Silk Mills, Mathuradas Mill Compound,
126 N M Joshi Marg, Lower Parel (West), Mumbai 400 013 | Telephone : 022 6616 4444
CIN : L51909MH2982PLC143066

E mail : cs.team@poddarhousing.com | Website : poddarhousing.com

Date : 30th January, 2024

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
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Subject : Un-audited Financial Results – December 2023

Dear Sir / Madam

Enclosed herewith please find the signed un-audited financial results stand-alone & consolidated) of the Company for the quarter and nine months period ended 31st December, 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 and approved by the Board of Directors of the Company in their meetings held on **Tuesday, 30th January, 2024.**

The Board meeting was held through video conferencing which commenced at 05.00 p. m. and concluded at 06.15 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

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 **31st December 2023** and year to date results for the period from **01st April 2023 to 31st December 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** to the standalone Ind AS Financial Results, which states the delay in repayment of principal and redemption premium on NCD as on **31st December 2023**

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Bansal Bansal & Co.
Chartered Accountants

- ii. We would like to draw your attention to **Note 6, 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 31st December 2023.
 - iii. We would like to draw your attention to **Note 8** to the standalone Ind AS Financial Results, which states the unpaid statutory liability as on 31st December 2023 remaining unpaid before the date of board meeting.
 - iv. We would like to draw your attention to **Note 9** to the standalone Ind AS Financial Results, which states the unpaid employee obligation as on 31st December 2023.
 - v. 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 31st December 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



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KOTHARI

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Pratik Kothari
Partner
Membership No.148445

Place : Mumbai
Dated : 30th January 2024
UDIN : 24148445BKBTWV9619

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

No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2023	30.09.2023	31.12.2022	31.12.2023	31.12.2022	31-03-2023
		(Un-audited)	(Un-audited)	(Un-audited)	(Un-audited)	(Un-audited)	(Audited)
1	Income from operations						
	i. Revenue from Operations	-5.57	31.65	21.94	37.71	1,463.10	2,628.55
	ii. Other Income	1.80	1.84	8.65	8.24	69.59	78.39
	Total income from operations (net)	-3.77	33.49	30.60	45.95	1,532.70	2,706.94
2	Expenses						
	i. Cost of Construction	441.91	104.62	802.59	631.61	6,427.15	8,237.66
	ii. Changes in Inventories of WIP and Finished goods	(687.41)	(230.42)	(758.40)	(993.19)	(4,391.16)	(4,535.18)
	iii. Employee Benefit Expenses	60.23	72.55	152.50	215.58	421.46	529.54
	iv. Depreciation and Amortisation Expenses	6.36	7.37	17.23	25.77	25.07	34.18
	v. Finance Costs	1,887.39	1,804.83	1,412.12	5,318.57	2,700.14	4,017.70
	vi. Other Expenses	140.65	78.45	144.74	270.61	488.34	645.83
	Total expenses	1,849.13	1,837.40	1,770.79	5,468.95	5,671.00	8,929.72
3	Profit / (Loss) before tax	(1,852.90)	(1,803.91)	(1,740.19)	(5,423.00)	(4,138.31)	(6,222.78)
4	Tax expense:						
	i. Current Tax Expense/ (Benefit)	-	-	-	-	-	-
	ii. Deferred Tax Expense/ (Benefit)	(309.61)	(454.04)	(438.00)	(1,208.20)	(1,041.61)	(1,566.27)
	Total Tax Expense/ (Benefit)	(309.61)	(454.04)	(438.00)	(1,208.20)	(1,041.61)	(1,566.27)
5	Net Profit/ (Loss) after tax	(1,543.29)	(1,349.87)	(1,302.19)	(4,214.80)	(3,096.70)	(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	-71.05	26.37	-	-44.68	-	-
	- Gain on fair valuation of equity instruments	-	-	-	-	-	-
	- Gain/(Loss) on fair valuation of Subsidiary	-	-	-	-	(1,450.00)	(1,450.00)
	- Gain/(Loss) on fair valuation of LLP	-	-	-	-	(721.94)	(959.26)
	- Deferred tax expense/(income) relating to these items	-	-	-	-	-	-
	Other comprehensive Income for the year (net of tax)	(71.05)	26.37	-	(44.68)	(2,171.94)	(2,409.26)
7	Total comprehensive income for the year (net of tax)	(1,614.34)	(1,323.50)	(1,302.19)	(4,259.48)	(5,268.64)	(7,065.76)
8	Paid-up Equity Share Capital (Face Value INR 10/- each)	631.54	631.54	631.54	631.54	631.54	631.54
9	Earnings per share (in INR)						
	i. Basic	(24.44)	(21.37)	(20.62)	(66.74)	(49.03)	(73.73)
	ii. Diluted	(21.24)	(21.37)	(20.62)	(58.00)	(49.03)	(73.73)

Notes:

- The standalone financial results for the quarter ended December 31, 2023 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on January 30, 2024. 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
- As at 31st Dec. 2023, repayment of NCD of Rs. 66.66 Cr. alongwith redemption premium was due which is unpaid as at today.
- There were delay in payment of outstanding interest of Rs. 4.64 Cr. as at 31st Dec 2023 on loans taken other than India bulls.
- The companies loan with India Bulls Housing Finance Ltd. is Rs. 55 Cr. and interest outstanding thereon of Rs. 4.34 Cr. as on 31st Dec. 2023.
- As on today the outstanding statutory liabilities towards Tax Deducted at Source (TDS) for the period up to Jan. 2024 is Rs. 2.82 Cr. and interest on financial institution Rs. 8.98 Cr.
- As at 31st Dec. 2023, outstanding employee obligation is Rs. 1.92 Cr.
- During the Quarter ended on 31st Dec. 2023, there are very less operations in the Company. The Management is working on restarting the operations soon.

For Poddar Housing and Development Limited

Date: January 30, 2024
Place: Mumbai

Rohitashwa Poddar
Managing Director

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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 **31st December 2023** and year-to-date results for the period from 01st April 2023 to 31st December 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.

Bansal Bansal & Co.
Chartered Accountants

6. **Emphasis of Matter**

- i. We would like to draw your attention to **Note 5** to the standalone Ind AS Financial Results, which states the delay in repayment of principal and redemption premium on NCD as on 31st December 2023.
 - ii. We would like to draw your attention to **Note 6, 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 31st December 2023.
 - iii. We would like to draw your attention to **Note 8** to the standalone Ind AS Financial Results, which states the unpaid statutory liability as on 31st December 2023 remaining unpaid before the date of board meeting.
 - iv. We would like to draw your attention to **Note 9** to the standalone Ind AS Financial Results, which states the unpaid employee obligation as on 31st December 2023.
 - v. 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 entity included in the consolidated unaudited financial results, whose interim financial information reflect total revenues of Rs. 39.73 lakhs, total net loss after tax of Rs. 32.48 lakhs and total comprehensive loss of Rs. 32.48 lakhs for the quarter ended 31st December, 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

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Pratik Kothari
Partner

Membership No.148445

Place : Mumbai
Dated : 30th January, 2024
UDIN : 24148445BKBTWW2572

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Tel.: +91 22 4222 4423 • Email : mail@bansalbansal.com



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

No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2023	30.09.2023	31.12.2022	31.12.2023	31.12.2022	31-03-2023
		(Un-audited)	(Un-audited)	(Un-audited)	(Un-audited)	(Un-audited)	(Audited)
1	Income from operations						
	i. Revenue from Operations	-2.44	31.65	183.33	40.84	1,624.49	2,755.45
	ii. Other Income	74.60	2.24	489.90	117.64	550.84	228.95
	Total Income from operations (net)	72.16	33.89	673.23	158.48	2,175.33	2,984.40
2	Expenses						
	i. Cost of Construction	441.91	104.62	802.92	631.61	6,427.47	8,244.64
	ii. Changes in Inventories of WIP and Finished goods	(687.41)	(230.42)	(615.20)	(993.19)	(4,247.96)	(4,419.93)
	iii. Employee Benefit Expenses	60.23	72.55	155.07	215.58	424.03	535.19
	iv. Depreciation and Amortisation Expenses	6.88	7.37	18.01	26.55	25.85	35.22
	v. Finance Costs	2,030.82	1,805.21	1,516.58	5,533.91	2,804.60	4,156.31
	vi. Other Expenses	149.82	73.86	174.74	285.05	518.34	963.60
	Total expenses	2,002.25	1,833.19	2,052.12	5,699.51	5,952.33	9,515.02
3	Profit / (Loss) before tax	(1,930.09)	(1,799.30)	(1,378.89)	(5,541.03)	(3,777.00)	(6,530.62)
4	Tax expense:						
	i. Current Tax Expense/ (Benefit)	-	-	-	-	-	-
	ii. Deferred Tax Expense/ (Benefit)	(309.61)	(454.04)	(439.41)	(1,208.20)	(1,043.02)	(1,561.91)
	Total Tax Expense/ (Benefit)	(309.61)	(454.04)	(439.41)	(1,208.20)	(1,043.02)	(1,561.91)
5	Net Profit/ (Loss) after tax	(1,620.48)	(1,345.26)	(939.48)	(4,332.83)	(2,733.98)	(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	-71.05	26.37	-	-44.68	-	-
	- Gain on fair valuation of equity instruments	-	-	-	-	-	-
	- Gain/(Loss) on fair valuation of LLP	-	-	-	-	(721.94)	(721.94)
	- Deferred tax expense/(income) relating to these items	-	-	-	-	-	-
	Other comprehensive income for the year (net of tax)	(71.05)	26.37	-	(44.68)	(721.94)	(721.94)
7	Total comprehensive income for the year (net of tax)	(1,691.53)	(1,318.89)	(939.48)	(4,377.51)	(3,455.92)	(5,690.65)
8	Paid-up Equity Share Capital (Face Value INR 10/- each)	631.54	631.54	631.54	631.54	631.54	631.54
9	Earnings per share (in INR)						
	i. Basic	(25.66)	(21.30)	(14.88)	(68.61)	(43.29)	(78.68)
	ii. Diluted	(22.30)	(21.30)	(14.88)	(59.62)	(43.29)	(78.68)

Notes :

- The consolidated financial results for the quarter ended December 31, 2023 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on January 30, 2024. 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
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- There were delay in payment of outstanding interest of Rs. 4.64 Cr. as at 31st Dec 2023 on loans taken other than India bulls.
- The companies loan with India Bulls Housing Finance Ltd. is Rs. 55 Cr. and interest outstanding thereon of Rs. 4.34 Cr. as on 31st Dec. 2023.
- As on today the outstanding statutory liabilities towards Tax Deducted at Source (TDS) for the period up to of Jan. 2024 is Rs. 2.82 Cr. and Interest on financial institution Rs. 8.98 Cr.
- As at 31st Dec. 2023, outstanding employee obligation is Rs. 1.92 Cr.
- During the Quarter ended on 31st Dec. 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
Managing Director

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by Rohitashwa
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Date: 2024.01.30
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Date: January 30, 2024
Place: Mumbai