

Date: July 19, 2024

To,  
**Listing Department**  
**BSE Limited**  
Phiroze Jeejeebhoy Towers  
Dalal Street, Fort  
Mumbai-400 001

**BSE Scrip Code: 539289**

**Listing Department**  
**National Stock Exchange of India Limited**  
Bandra Kurla Complex  
Bandra East  
Mumbai – 400 051

**NSE Symbol: AURUM**

Dear Sir/Madam,

**Sub.: Outcome of the Board Meeting held on July 19, 2024.**

In continuation of our intimation dated July 12, 2024 and pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Board of Directors in its meeting held today, inter-alia, approved the following:

1. The Unaudited Financial Results (Consolidated and Standalone) along with the Limited Review Report issued by M/s. MSKA & Associates, Chartered Accountants, Statutory Auditors of the Company and Media Release for the quarter ended June 30, 2024, duly reviewed and recommended by the Audit Committee and approved by the Board of Directors of the Company, at their respective meetings held today.
2. Re-appointment of Mr. Vasant Gujarathi (DIN: 06863505), Independent Director for a second term of 5 (five) years.
3. Re-appointment of Secretarial Auditor and Internal Auditor for the financial year 2024-2025.

The disclosures required under Regulation 30 of the Listing Regulations, read with SEBI Circular No. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023, concerning the above reappointment, are enclosed as **Annexure A** to this letter and details with respect to re-appointment of Secretarial Auditor and Internal Auditor of the Company as **Annexure-B**.

The meeting of the Board of Directors commenced at 11:30 a.m. and concluded at 3.30 p.m.

You are requested to take the above on record.

Thanking you.

**For Aurum PropTech Limited**

Sonia  
Hitesh  
Jain

Digitally signed  
by Sonia Hitesh  
Jain  
Date: 2024.07.19  
15:45:13 +05'30'

**Sonia Jain**  
**Company Secretary &**  
**Compliance Officer**

**Aurum PropTech Limited**  
CIN: L72300MH2013PLC244874

**Registered Office Address**  
Aurum Q1, Aurum Q Parç,  
Thane - Belapur Road,  
Navi Mumbai 400 710, India

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[www.aurumventures.in](http://www.aurumventures.in)

## CONSOLIDATED RESULTS FOR THE QUARTER ENDED 30<sup>th</sup> June 2024

### Aurum PropTech continues its **Sustained Growth with Path to Profitability**

**Total Income at ₹ 69.10 crores, up by 45% Y-o-Y**

#### Y-o-Y CONSOLIDATED FINANCIAL HIGHLIGHTS (Q1 FY2025 vs Q1 FY2024)

##### Headline Result

- **Total Income grew 45% year-on-year to ₹ 69.10 crore** compared to ₹ 47.71 crores in Q1 FY2024.
- **PBT margins improved 1950 bps year-on year**, standing at negative ₹ 13.74 crores as compared to negative ₹ 18.79 crores in Q1 FY2024.
- **EBITDA for Q1 FY2025 stood at ₹ 12.05 crores** as compared to ₹ 1.80 crores in Q1 FY2024, marking an improvement of 6.7 times year-on-year.
- **Adjusted EBITDA \* loss was ₹ 4.00 crores** for this quarter compared to a loss of ₹ 11.77 crore in Q1 FY2024 a year ago. This demonstrated an 1889 bps improvement in the Adjusted EBITDA to Total Income ratio.
- Year on year the business demonstrated improving Expense to Total Income ratios.

|                                  | Q1FY24 | Q1FY25 | Y-o-Y Change         |
|----------------------------------|--------|--------|----------------------|
| <b>EBITDA to Income</b>          | 3.8%   | 17.4%  | 1361 bps improvement |
| <b>Adjusted EBITDA to Income</b> | -24.7% | -5.8%  | 1889 bps improvement |
| <b>PBT to Income</b>             | -39.4% | -19.9% | 1950 bps improvement |

Note : Adjusted EBITDA is defined as EBITDA as per Ind AS reporting (+) ESOP expenses (-) rental expenses pertaining to 'Ind AS 116 leases'.

***Commenting on the results, Onkar Shetye, Executive Director, Aurum PropTech said:***

*Demonstrating our commitment to a balanced approach of robust growth and improving profitability, our business delivered a 45% Y-o-Y growth for Q1FY25 standing at an ARR of ₹ 276 crores. Our growth came at improvement in expense to total income ratios, most notably the PBT to total Income improvement by 1950 bps year-on-year.*

*Our rental platforms, that include Nestaway, now manage 30,000 rental units across student living, coliving and family rentals categories. The distribution cluster, which includes our B2B data analytics, marketing automation and sales automation products, maintained consistent performance this quarter with robust Y-o-Y growth in revenue.*

*We welcome the recently introduced SM-REIT for creating a regulated space for the fractional ownership business which shows a promising future.*

**About Aurum PropTech:**

Aurum PropTech Limited ([www.aurumproptech.in](http://www.aurumproptech.in)) is a company listed with BSE Limited (Scrip code: 539289) and National Stock Exchange of India Limited (Scrip code: AURUM). It aims to bring transparency, trust and digital transformation to the real estate sector through its Integrated PropTech Ecosystem.

**About Aurum Ventures:**

Aurum Ventures ([www.aurumventures.in](http://www.aurumventures.in)) is a new age Real Estate Group with end-to-end capabilities from Acquisition, Design, Execution, Project Management, Property Management, Sales, Leasing and Hospitality. It is bringing digital transformation to the real estate sector through its PropTech Ecosystem.

**Forward looking statements:**

Certain statements in this media release, concerning our future growth prospects are forward-looking statements, which involve several risks and uncertainties that could cause actual results to differ materially from those in such forward-looking statements. We do not undertake to update any forward-looking statement that may be made from time to time by us or on our behalf.

**For details please contact:**

|                                                                                                                                           |                                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| Sonia Jain<br>Company Secretary & Compliance Officer<br>Email: <a href="mailto:investors@aurumproptech.in">investors@aurumproptech.in</a> | Akash Jagnani<br>Investor Relations<br>Email: <a href="mailto:investors@aurumproptech.in">investors@aurumproptech.in</a> |
|-------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|

**Independent Auditor's Review Report on consolidated unaudited financial results of Aurum PropTech Limited for the quarter pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended**

**To the Board of Directors of Aurum PropTech Limited**

- 1: We have reviewed the accompanying Statement of consolidated unaudited financial results of Aurum PropTech Limited (hereinafter referred to as 'the Holding Company'), its subsidiaries, (the Holding Company and its subsidiaries together referred to as the 'Group') for the quarter ended June 30, 2024 ('the Statement') attached herewith, being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('the Regulations').
2. This Statement, which is the responsibility of the Holding Company's Management and approved by the Holding Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 'Interim Financial Reporting' prescribed under Section 133 of the Companies Act, 2013 ('the Act') read with relevant rules issued thereunder ('Ind AS 34') and other recognised accounting principles generally accepted in India and is in compliance with the Regulations. 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. A review of interim financial information consists of making inquiries, primarily of persons 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 Act 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.  
  
We also performed procedures in accordance with the circular issued by the Securities and Exchange Board of India under Regulation 33 (8) of the Regulations, to the extent applicable.
4. This Statement includes the results of the entities referred in Annexure 1.
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 prepared in accordance with the recognition and measurement principles laid down in Ind AS 34 and other recognised accounting principles generally accepted in India has not disclosed the information required to be disclosed in terms of the Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.



# MSKA & Associates

## Chartered Accountants

6. We did not review the interim financial results of five subsidiaries included in the Statement, whose interim financial results reflects total revenues of Rs. 1,231 lakhs, total net loss after tax of Rs. 216 lakhs and total comprehensive loss of Rs. 214 lakhs for the quarter ended June 30, 2024, respectively, as considered in the Statement. These interim financial results have been reviewed by other auditors whose reports have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries, is based solely on the report of the other auditors and the procedures performed by us as stated in paragraph 3 above. Our conclusion is not modified in respect of the above matter with respect to our reliance on the work done by and report of the other auditors.
7. The Statement includes the interim financial result of one subsidiary which is not subject to review, whose interim financial result reflects total revenue of Rs. 67 lakhs, total net loss after tax of Rs. 128 lakhs and total comprehensive loss of Rs. 127 lakhs for the quarter ended June 30, 2024, respectively, as considered in the Statement. This interim financial result has been furnished to us by the Management and our conclusion on the Statement in so far as it relates to the amounts and disclosures included in respect of these subsidiary is based solely on such management prepared unaudited interim financial results. According to the information and explanations given to us by the Management, this interim financial result is not material to the Group.

Our conclusion is not modified in respect of the above matter with respect to our reliance on the financial result certified by the management.

For M S K A & Associates  
Chartered Accountants  
ICAI Firm Registration No. 105047W

*Udit Brijesh Parikh*

**Udit Brijesh Parikh**  
*Partner*  
Membership No. 151016  
UDIN: 24151016BKFHFW5147



Place: Mumbai  
Date: July 19, 2024

# MSKA & Associates

Chartered Accountants

## Annexure 1

List of entities included in the statement.

| Sr. No | Name of the Entity                                                                                  | Relationship with the Holding Company           |
|--------|-----------------------------------------------------------------------------------------------------|-------------------------------------------------|
| 1      | Aurum Softwares and Solutions Private Limited                                                       | Wholly Owned Subsidiary                         |
| 2      | Aurum RealTech Services Private Limited                                                             | Wholly Owned Subsidiary                         |
| 3      | Helloworld Technologies India Private Limited                                                       | Wholly Owned Subsidiary                         |
| 4      | Aurum Analytica Private Limited<br>(Formerly known as Blink Advisory Services Private Limited)      | Wholly Owned Subsidiary                         |
| 5      | YieldWiseX Technologies Private Limited<br>(Formerly known as Vartaman Consultants Private Limited) | Wholly Owned Subsidiary                         |
| 6      | Cuneate Technologies Private Limited                                                                | Wholly Owned Subsidiary                         |
| 7      | NestAway Technologies Private Limited                                                               | Subsidiary                                      |
| 8      | K2V2 Technologies Private Limited                                                                   | Subsidiary                                      |
| 9      | Monk Tech Venture Private Limited                                                                   | Subsidiary                                      |
| 10     | Monk Tech Labs Pte. Ltd.                                                                            | Subsidiary                                      |
| 11     | Integrow Asset Management Private Limited                                                           | Subsidiary                                      |
| 12     | Imogentechno Delta Park Private Limited                                                             | Wholly Owned Subsidiary (upto June 26, 2024)    |
| 13     | Wisetechno Private Limited                                                                          | Wholly Owned Subsidiary                         |
| 14     | Bonds Brain Technologies Private Limited                                                            | Wholly Owned Subsidiary (w.e.f. April 24, 2024) |



(Amount in INR lakhs, unless otherwise stated)

**STATEMENT OF CONSOLIDATED UNAUDITED FINANCIALS RESULTS FOR THE QUARTER ENDED JUNE 30, 2024**

| Sl no     | Particulars                                                                                    | Quarter ended  |                              |                | Year ended     |
|-----------|------------------------------------------------------------------------------------------------|----------------|------------------------------|----------------|----------------|
|           |                                                                                                | June 30, 2024  | March 31, 2024               | June 30, 2023  | March 31, 2024 |
|           |                                                                                                | (Unaudited)    | (Audited)<br>(Refer Note 11) | (Unaudited)    | (Audited)      |
| <b>1</b>  | <b>Income</b>                                                                                  |                |                              |                |                |
|           | Revenue from operations                                                                        | 6,489          | 5,981                        | 4,416          | 21,405         |
|           | Other income                                                                                   | 421            | 593                          | 355            | 1,902          |
|           | <b>Total income</b>                                                                            | <b>6,910</b>   | <b>6,574</b>                 | <b>4,771</b>   | <b>23,307</b>  |
| <b>2</b>  | <b>Expenses</b>                                                                                |                |                              |                |                |
|           | Employee benefit expenses                                                                      | 1,993          | 1,200                        | 2,105          | 8,814          |
|           | Finance costs                                                                                  | 686            | 756                          | 449            | 2,597          |
|           | Depreciation and amortization expenses                                                         | 1,893          | 1,813                        | 1,610          | 7,251          |
|           | Other expenses                                                                                 | 3,712          | 3,327                        | 2,486          | 12,281         |
|           | <b>Total expenses</b>                                                                          | <b>8,284</b>   | <b>7,096</b>                 | <b>6,650</b>   | <b>30,943</b>  |
| <b>3</b>  | <b>Loss before tax and Exceptional item</b>                                                    | <b>(1,374)</b> | <b>(522)</b>                 | <b>(1,879)</b> | <b>(7,636)</b> |
| <b>4</b>  | <b>Exceptional items, net (gain)</b>                                                           | <b>4</b>       | <b>144</b>                   | <b>-</b>       | <b>144</b>     |
| <b>5</b>  | <b>Loss before tax</b>                                                                         | <b>(1,378)</b> | <b>(666)</b>                 | <b>(1,879)</b> | <b>(7,780)</b> |
| <b>6</b>  | <b>Tax expenses</b>                                                                            |                |                              |                |                |
|           | Income tax - current                                                                           | 14             | 26                           | 9              | 35             |
|           | Taxation in respect of earlier years                                                           | 12             | -                            | -              | -              |
|           | Deferred tax charge / (benefit)                                                                | (334)          | (227)                        | (276)          | (1,220)        |
|           | <b>Total tax</b>                                                                               | <b>(308)</b>   | <b>(201)</b>                 | <b>(267)</b>   | <b>(1,185)</b> |
| <b>7</b>  | <b>Loss after tax</b>                                                                          | <b>(1,070)</b> | <b>(465)</b>                 | <b>(1,612)</b> | <b>(6,595)</b> |
| <b>8</b>  | <b>Other comprehensive income / (loss)</b>                                                     |                |                              |                |                |
|           | (i) Items that will not be reclassified subsequently to profit or loss                         | 29             | (41)                         | (0)            | (45)           |
|           | (ii) Income tax relating to items that will not be reclassified subsequently to profit or loss | (4)            | 18                           | 2              | 17             |
|           | (iii) Items that will be reclassified subsequently to profit or loss                           | 0              | (8)                          | (1)            | (8)            |
|           | <b>Total other comprehensive income / (loss) , net of tax</b>                                  | <b>25</b>      | <b>(31)</b>                  | <b>1</b>       | <b>(36)</b>    |
| <b>9</b>  | <b>Total comprehensive loss</b>                                                                | <b>(1,045)</b> | <b>(496)</b>                 | <b>(1,611)</b> | <b>(6,631)</b> |
| <b>10</b> | <b>Loss attributable to:</b>                                                                   |                |                              |                |                |
|           | Equity shareholders of the company                                                             | (1,003)        | (452)                        | (1,262)        | (5,575)        |
|           | Non-controlling interest                                                                       | (67)           | (13)                         | (349)          | (1,020)        |
|           | <b>Other comprehensive income / (loss) attributable to:</b>                                    |                |                              |                |                |
|           | Equity shareholders of the company                                                             | 19             | (35)                         | (4)            | (51)           |
|           | Non-controlling interest                                                                       | 6              | 4                            | 4              | 15             |
|           | <b>Total comprehensive loss attributable to:</b>                                               |                |                              |                |                |
|           | Equity shareholders of the company                                                             | (984)          | (487)                        | (1,266)        | (5,626)        |
|           | Non-controlling interest                                                                       | (61)           | (9)                          | (345)          | (1,005)        |
| <b>11</b> | <b>Paid up equity share capital (Face value of INR 5/- each)</b>                               | <b>2,751</b>   | <b>1,993</b>                 | <b>1,968</b>   | <b>1,993</b>   |
| <b>12</b> | <b>Reserves excluding revaluation reserves as per balance sheet</b>                            | <b>NA</b>      | <b>NA</b>                    | <b>NA</b>      | <b>16,045</b>  |
| <b>13</b> | <b>Earning per share of INR 5/- each (not annualized)-</b>                                     |                |                              |                |                |
|           | Basic (INR)                                                                                    | (2.52)         | (1.14)                       | (3.21)         | (14.16)        |
|           | Diluted (INR)                                                                                  | (2.52)         | (1.14)                       | (3.21)         | (14.16)        |

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(Amount in INR lakhs, unless otherwise stated)

**UNAUDITED CONSOLIDATED SEGMENT INFORMATION FOR THE QUARTER ENDED JUNE 30, 2024**

The Group operations predominantly relate to providing software solutions in the real estate sector. The organisational and reporting structure of the Group is based on Strategic Business Units (SBU) concept. The SBU's are primarily cost centre segments. SBU's are the operating segments for which separate financial information is available and for which operating results are evaluated regularly by management in deciding how to allocate resources and in assessing performance. The Chief Operating Decision Maker (CODM) reviews the operations of the group as one operating segment on the basis of SBUs.

The Group's primary reportable segments consist of the following SBUs, which are based on the risks and returns in different areas of the operations: Software as a Service (SAAS), Real Estate as a Service (RAAS) and Others. 'Others' include operations of the Group not forming part of reportable segments. SAAS operations comprise of activities where the Group derives revenue from customers for the use of the IT products it owns. RAAS operations comprise of activities where the Group derives revenue from customers on use of real estate related services it provides.

The following table sets forth Revenues and Results by areas of operations based on the cost center under which billing to customer has been made during the reported period:

| SL No    | Particulars                                                                    | Quarter ended  |                              |                | Year ended     |
|----------|--------------------------------------------------------------------------------|----------------|------------------------------|----------------|----------------|
|          |                                                                                | June 30, 2024  | March 31, 2024               | June 30, 2023  | March 31, 2024 |
|          |                                                                                | (Unaudited)    | (Audited)<br>(Refer Note 11) | (Unaudited)    | (Audited)      |
| <b>1</b> | <b>Segment Revenue</b>                                                         |                |                              |                |                |
|          | Software as a service ( SAAS )                                                 | 593            | 888                          | 572            | 2,697          |
|          | Real estate as a service ( RAAS )                                              | 5,896          | 5,093                        | 3,844          | 18,708         |
|          | <b>Total</b>                                                                   | <b>6,489</b>   | <b>5,981</b>                 | <b>4,416</b>   | <b>21,405</b>  |
| <b>2</b> | <b>Segment Results</b>                                                         |                |                              |                |                |
|          | Software as a service ( SAAS )                                                 | (114)          | 397                          | (434)          | (774)          |
|          | Real estate as a service ( RAAS )                                              | (250)          | (168)                        | (450)          | (3,080)        |
|          | <b>Total</b>                                                                   | <b>(364)</b>   | <b>229</b>                   | <b>(884)</b>   | <b>(3,855)</b> |
|          | Less: Finance cost                                                             | 686            | 756                          | 449            | 2,597          |
|          | Less: Other un-allocable expenditure - net                                     | 328            | 139                          | 546            | 1,328          |
|          | <b>Loss before tax</b>                                                         | <b>(1,378)</b> | <b>(666)</b>                 | <b>(1,879)</b> | <b>(7,780)</b> |
|          | The following table sets forth the Group's total assets and total liabilities: |                |                              |                |                |
| <b>3</b> | <b>Segment Assets</b>                                                          |                |                              |                |                |
|          | Software as a service ( SAAS )                                                 | 4,664          | 4,341                        | 4,815          | 4,341          |
|          | Real estate as a service ( RAAS )                                              | 50,626         | 52,453                       | 31,323         | 52,453         |
|          | Unallocable Corporate Assets                                                   | 10,545         | 7,650                        | 16,087         | 7,650          |
|          | <b>Total Assets</b>                                                            | <b>65,835</b>  | <b>64,444</b>                | <b>52,225</b>  | <b>64,444</b>  |
| <b>4</b> | <b>Segment Liabilities</b>                                                     |                |                              |                |                |
|          | Software as a service ( SAAS )                                                 | 1,906          | 1,743                        | 2,721          | 1,743          |
|          | Real estate as a service ( RAAS )                                              | 26,686         | 29,274                       | 20,696         | 29,274         |
|          | Unallocable Corporate Liabilities                                              | 7,296          | 14,631                       | 6,634          | 14,631         |
|          | <b>Total Liabilities</b>                                                       | <b>35,888</b>  | <b>45,648</b>                | <b>30,051</b>  | <b>45,648</b>  |



**NOTES :**

- 1 The Consolidated financials results were reviewed by the Audit Committee on July 19, 2024 and were thereafter approved by the Board at its meeting held on July 19, 2024.
- 2 The consolidated financial results relate to Aurum PropTech Group. The Group consists of Aurum PropTech Limited ( 'the Company' ) and its subsidiaries mentioned below :
  - K2V2 Technologies Private Limited (Subsidiary)
  - Aurum RealTech Services Private Limited (Wholly Owned Subsidiary)
  - Aurum Softwares and Solutions Private Limited (Wholly Owned Subsidiary)
  - Monk Tech Labs Pte. Ltd. (Subsidiary)
  - Helloworld Technologies India Private Limited (Wholly Owned Subsidiary)
  - Integrow Asset Management Private Limited (Subsidiary)
  - Aurum Analytica Private Limited (formerly known as Blink Advisory Services Private Limited) (Wholly Owned Subsidiary)
  - Monk Tech Venture Private Limited (Subsidiary) (effective April 10, 2023)
  - Cuneate Services Private Limited (Wholly Owned Subsidiary) (effective April 17, 2023)
  - YieldWiseX Technologies Private Limited (formerly known as Vartaman Consultants Private Limited) (Wholly Owned Subsidiary) (effective April 29, 2023)
  - NestAway Technologies Private Limited (Subsidiary) (effective July 13, 2023)
  - Imogentechno Delta Park Private Limited (Wholly Owned Subsidiary) (effective January 09, 2024) (upto June 26, 2024)
  - Wisetechno Private Limited (Wholly Owned Subsidiary) (effective January 10, 2024)
  - Bonds Brain Technologies Private Limited (Wholly Owned Subsidiary) (effective April 24, 2024)
- 3 During the quarter the Company had received INR 12,120 lakhs towards first call of INR 30 per share (comprising of INR 1.87 towards face value and a premium of INR 28.13 per Right Equity Share). The Company has made an allotment of 4,03,99,270 shares.
- 4 The Board of Directors of the Company in its meeting held on April 27, 2023, considered the acquisition of NestAway Technologies Private Limited ('Nestaway') and delegated the power to the Executive Investment Committee to invest up to INR. 9,000 lakhs. The Executive Investment Committee of the Company in its meeting held on June 01, 2023, approved the acquisition of upto 100% equity share capital of Nestaway for a cash consideration of up to INR 9,000 lakhs. The Share Purchase Agreement has been executed on June 28, 2023.

During the year ended March 2024, the Company has acquired 93.64% of the equity shares of Nestaway by paying INR 8,151 lakhs. The Company has acquired control over Nestaway w.e.f. July 13, 2023 and as required under IND AS 110 Nestaway has been accounted as a subsidiary of the Company and the assets and liabilities have been recorded at fair values based on the purchase price allocation conducted by an independent valuer. The Company in its consolidated Financial Statement has recorded these fair values and resultant goodwill and intangible assets as per Ind AS 103.

During the quarter ended June 30, 2024, the Company has acquired another 5.06% of the equity shares of Nestaway by paying INR 416 lakhs and made an additional investment of INR. 360 lakhs in its share capital. The Company is currently holding 98.70% of the equity value capital of the company.
- 5 During the previous year, the Company has incorporated two entities viz. 1) Imogentechno Delta Park Private Limited and 2) Wisetechno Private Limited which are wholly owned subsidiaries of the Company, with an objective of operating as a Special Purpose Vehicle for its fractional ownership business. The Securities and Exchange Board of India ("SEBI"), vide notification dated on 8 March 2024, introduced a regulatory framework for the facilitation of Small and Medium Real Estate Investment Trusts ("SM REITs") by amending the SEBI (Real Estate Investment Trusts) Regulations, 2014 ("REIT Regulations"), through SEBI (Real Estate Investment Trusts) (Amendment) Regulations, 2024 ("Amended REIT Regulations"), thereby, paving the way to make real estate investment more accessible to wider set of investors and to regulate and foster growth in Fractional Ownership investment. The framework has given time period of a total one year for the existing businesses under the model of fractional ownership to comply with the regulation. The management has obtained an independent legal opinion on the business model of the two subsidiaries and is compliant since the same was commenced before notification of the regulation. Also, the Company has initiated the process of migration to Amended REIT Regulations to comply with the said regulations.

The above-mentioned subsidiary Wisetechno Private Limited has been consolidated in the Consolidated Financial result of Aurum PropTech Limited as on March 31, 2024 and June 30, 2024. With new investors coming in, Imogentechno Delta Park Private Limited has ceased to be a subsidiary of the company with effect from June 28, 2024.
- 6 The Company is developing new products whose feasibility has been established and enhancing and increasing functionality of existing technology / softwares with a clear objective of deriving future economic benefit from the same. In the process the Company during the current quarter, has capitalised INR. 277 lakhs mainly on account of cost incurred on its own product team and management team directly involved in development of its intangibles.
- 7 During the quarter, Group has recognised deferred tax asset of INR 334 lakhs mainly relating to unused tax losses that are considered to be able to offset against the Company's taxable profits expected to arise in the subsequent years. Management has based the assessment on the basis of business plan of improved business performance largely due to organisation restructuring and hiring of skilled resources to take business to the next level.
- 8 Items that will not be reclassified to profit or (loss) represents remeasurement of defined benefit obligation. Items that will be reclassified to profit or (loss) represents exchange differences on translation of foreign operations.
- 9 During the year ended March 31, 2024, the Company had received incorporation approval for a wholly owned subsidiary viz. Bonds Brain Technologies Private Limited with authorized capital of INR 1 lakh.
- 10 0 denotes amount less than INR 0.5 lakhs
- 11 The figures for the previous quarter ended March 31, 2024 are the balancing figures between the audited figures in respect of the full previous financial year and the published unaudited year-to-date figures up to the third quarter of the previous financial year which were subjected to Limited Review.
- 12 Previous period's / year's figures have been regrouped and reclassified wherever necessary.

For and on behalf of the Board of Directors



  
Onkar Shetye  
Executive Wholtime Director  
Place : Navi Mumbai  
Date : July 19, 2024  
DIN : 06372831

**Independent Auditor's Review Report on standalone unaudited financial results of Aurum PropTech Limited for the quarter pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.**

**To The Board of Directors of Aurum PropTech Limited**

1. We have reviewed the accompanying statement of standalone unaudited financial results of Aurum PropTech Limited (hereinafter referred to as 'the Company') for the quarter ended June 30, 2024 ('the Statement') attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('the Regulations').
2. This Statement, which is the responsibility of the Company's Management and has been approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 'Interim Financial Reporting', prescribed under Section 133 of the Companies Act, 2013 ('the Act') read with relevant rules issued thereunder ('Ind AS 34') and other recognised accounting principles generally accepted in India and is in compliance with the Regulations. 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. A review of interim financial information consists of making inquiries, primarily of persons 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 Act 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. Based on our review conducted as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement prepared in accordance with the recognition and measurement principles laid down in Ind AS 34 and other recognised accounting principles generally accepted in India has not disclosed the information required to be disclosed in terms of the Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For M S K A & Associates  
Chartered Accountants  
ICAI Firm Registration No.105047W

*Udit Brijesh Parikh*  
**Udit Brijesh Parikh**  
Partner  
Membership No.: 151016  
UDIN: 24151016BKFHFV9379



Place: Mumbai  
Date: July 19, 2024

(Amount in INR lakhs, unless otherwise stated)

**STATEMENT OF STANDALONE UNAUDITED FINANCIALS RESULTS FOR THE QUARTER ENDED JUNE 30, 2024**

| Sl no     | Particulars                                                                                    | Quarter ended |                              |               | Year ended     |
|-----------|------------------------------------------------------------------------------------------------|---------------|------------------------------|---------------|----------------|
|           |                                                                                                | June 30, 2024 | March 31, 2024               | June 30, 2023 | March 31, 2024 |
|           |                                                                                                | (Unaudited)   | (Audited)<br>(Refer note 10) | (Unaudited)   | (Audited)      |
| <b>1</b>  | <b>Income</b>                                                                                  |               |                              |               |                |
|           | Revenue from operations                                                                        | 300           | 258                          | 286           | 1,079          |
|           | Other income                                                                                   | 378           | 481                          | 222           | 1,433          |
|           | <b>Total income</b>                                                                            | <b>678</b>    | <b>739</b>                   | <b>508</b>    | <b>2,512</b>   |
| <b>2</b>  | <b>Expenses</b>                                                                                |               |                              |               |                |
|           | Employee benefit expenses                                                                      | 242           | 124                          | 387           | 1,297          |
|           | Finance costs                                                                                  | 228           | 346                          | 31            | 910            |
|           | Depreciation and amortization expenses                                                         | 169           | 195                          | 198           | 795            |
|           | Other expenses                                                                                 | 287           | 133                          | 448           | 1,121          |
|           | <b>Total expenses</b>                                                                          | <b>926</b>    | <b>798</b>                   | <b>1,064</b>  | <b>4,123</b>   |
| <b>3</b>  | <b>Loss before tax and Exceptional item</b>                                                    | <b>(248)</b>  | <b>(59)</b>                  | <b>(556)</b>  | <b>(1,611)</b> |
| <b>4</b>  | <b>Exceptional items</b>                                                                       | <b>1</b>      | <b>79</b>                    | <b>-</b>      | <b>79</b>      |
| <b>5</b>  | <b>Loss before tax</b>                                                                         | <b>(249)</b>  | <b>(138)</b>                 | <b>(556)</b>  | <b>(1,690)</b> |
| <b>6</b>  | <b>Tax expenses</b>                                                                            |               |                              |               |                |
|           | Income tax - current                                                                           | -             | -                            | -             | -              |
|           | Taxation in respect of earlier years                                                           | 12            | -                            | -             | -              |
|           | Deferred tax (benefit)                                                                         | (124)         | 35                           | (126)         | (351)          |
|           | <b>Total tax</b>                                                                               | <b>(112)</b>  | <b>35</b>                    | <b>(126)</b>  | <b>(351)</b>   |
| <b>7</b>  | <b>Loss after tax</b>                                                                          | <b>(137)</b>  | <b>(173)</b>                 | <b>(430)</b>  | <b>(1,339)</b> |
| <b>8</b>  | <b>Other comprehensive (loss) / income</b>                                                     |               |                              |               |                |
|           | (i) Items that will not be reclassified subsequently to profit or loss                         | 5             | 8                            | (9)           | (7)            |
|           | (ii) Income tax relating to items that will not be reclassified subsequently to profit or loss | (1)           | (2)                          | 2             | 2              |
|           | <b>Total other comprehensive income / (loss)</b>                                               | <b>4</b>      | <b>6</b>                     | <b>(7)</b>    | <b>(5)</b>     |
| <b>9</b>  | <b>Total comprehensive loss</b>                                                                | <b>(133)</b>  | <b>(167)</b>                 | <b>(437)</b>  | <b>(1,344)</b> |
| <b>10</b> | <b>Paid up equity share capital (Face value of INR 5/- each)</b>                               | <b>2,751</b>  | <b>1,993</b>                 | <b>1,968</b>  | <b>1,993</b>   |
| <b>11</b> | <b>Reserves excluding revaluation reserves as per Balance Sheet</b>                            | <b>NA</b>     | <b>NA</b>                    | <b>NA</b>     | <b>21,884</b>  |
| <b>12</b> | <b>Earning per share of INR 5/- each (not annualized)</b>                                      |               |                              |               |                |
|           | Basic (INR)                                                                                    | (0.19)        | (0.44)                       | (1.09)        | (3.39)         |
|           | Diluted (INR)                                                                                  | (0.19)        | (0.44)                       | (1.09)        | (3.39)         |



(Amount in INR lakhs, unless otherwise stated)

**UNAUDITED STANDALONE SEGMENT INFORMATION FOR THE QUARTER ENDED JUNE 30, 2024**

The Company operations predominantly relate to providing software solutions in the real estate sector. The organisational and reporting structure of the Company is based on Strategic Business Units (SBU) concept. The SBU's are primarily cost center segments. SBU's are the operating segments for which separate financial information is available and for which operating results are evaluated regularly by management in deciding how to allocate resources and in assessing performance. These SBU's provide end-to-end information technology solutions on time and material contracts or fixed contracts, entered into with customers. The Chief Operating Decision Maker (CODM) reviews the operations of the group as one operating segment on the basis of SBUs.

The Company's primary reportable segments consist of the following SBUs, which are based on the risks and returns in different areas of the operations: Software as a Service ( SAAS ), Real Estate as a Service ( RAAS) and Others. SAAS operations comprise of activities where the Company derives revenue from customers for the use of the IT products it owns. RAAS operations comprise of activities where the Company derives revenue from customers on use of real estate related services it provides. 'Others' include operations of the Company not forming part of reportable segments.

The following table sets forth Revenues and Results by areas of operations based on the cost center under which billing to customer has been made during the reported period:

| SL No.   | Particulars                                                                      | Quarter ended |                              |               | Year ended     |  |
|----------|----------------------------------------------------------------------------------|---------------|------------------------------|---------------|----------------|--|
|          |                                                                                  | June 30, 2024 | March 31, 2024               | June 30, 2023 | March 31, 2024 |  |
|          |                                                                                  | (Unaudited)   | (Audited)<br>(Refer note 10) | (Unaudited)   | (Audited)      |  |
| <b>1</b> | <b>Segment Revenue</b>                                                           |               |                              |               |                |  |
|          | Software as a Service (SAAS)                                                     | 5             | 5                            | -             | 20             |  |
|          | Real Estate as a Service (RAAS)                                                  | 295           | 253                          | 286           | 1,059          |  |
|          | <b>Total</b>                                                                     | <b>300</b>    | <b>258</b>                   | <b>286</b>    | <b>1,079</b>   |  |
| <b>2</b> | <b>Segment Results</b>                                                           |               |                              |               |                |  |
|          | Software as a Service (SAAS)                                                     | (37)          | (9)                          | (110)         | (374)          |  |
|          | Real Estate as a Service (RAAS)                                                  | 81            | 76                           | 45            | 206            |  |
|          | <b>Total</b>                                                                     | <b>44</b>     | <b>67</b>                    | <b>(65)</b>   | <b>(168)</b>   |  |
|          | Less: Finance cost                                                               | 228           | 346                          | 31            | 910            |  |
|          | Less : Other un-allocable expenditure - net                                      | 65            | (141)                        | 460           | 612            |  |
|          | <b>Loss before tax</b>                                                           | <b>(249)</b>  | <b>(138)</b>                 | <b>(556)</b>  | <b>(1,690)</b> |  |
|          | The following table sets forth the Company's total assets and total liabilities: |               |                              |               |                |  |
| <b>3</b> | <b>Segmental Assets</b>                                                          |               |                              |               |                |  |
|          | Software as a Service (SAAS)                                                     | 3,315         | 3,289                        | 3,157         | 3,289          |  |
|          | Real Estate as a Service (RAAS)                                                  | 22,988        | 23,095                       | 13,348        | 23,095         |  |
|          | Unallocable Corporate Assets                                                     | 17,982        | 13,647                       | 14,791        | 13,647         |  |
|          | <b>Total Assets</b>                                                              | <b>44,285</b> | <b>40,031</b>                | <b>31,296</b> | <b>40,031</b>  |  |
| <b>4</b> | <b>Segmental Liabilities</b>                                                     |               |                              |               |                |  |
|          | Software as a Service (SAAS)                                                     | 23            | 35                           | 164           | 35             |  |
|          | Real Estate as a Service (RAAS)                                                  | 470           | 684                          | 678           | 684            |  |
|          | Unallocable Corporate Liabilities                                                | 7,800         | 15,435                       | 6,512         | 15,435         |  |
|          | <b>Total Liabilities</b>                                                         | <b>8,293</b>  | <b>16,154</b>                | <b>7,354</b>  | <b>16,154</b>  |  |



**NOTES :**

- 1 The above Standalone results were reviewed by the Audit Committee on July 19, 2024 and were thereafter approved by the Board at its meeting held on July 19, 2024.
- 2 During the quarter the Company had received INR 12,120 lakhs towards first call of INR 30 per share (comprising of INR 1.87 towards face value and a premium of INR 28.13 per Right Equity Share). The Company has made an allotment of 4,03,99,270 shares.
- 3 The Board of Directors of the Company in its meeting held on April 27, 2023, considered the acquisition of NestAway Technologies Private Limited ('Nestaway') and delegated the power to the Executive Investment Committee to invest up to INR. 9,000 lakhs. The Executive Investment Committee of the Company in its meeting held on June 01, 2023, approved the acquisition of upto 100% equity share capital of Nestaway for a cash consideration of up to INR 9,000 lakhs. The Share Purchase Agreement has been executed on June 28, 2023.

During the year ended March 2024, the Company has acquired 93.64% of the equity shares of Nestaway by paying INR 8,151 lakhs. The Company has acquired control over Nestaway w.e.f. July 13, 2023 and as required under IND AS 110 Nestaway has been accounted as a subsidiary of the Company and the assets and liabilities have been recorded at fair values based on the purchase price allocation conducted by an independent valuer. The Company in its consolidated Financial Statement has recorded these fair values and resultant goodwill and intangible assets as per Ind AS 103.

During the quarter ended June 30, 2024, the Company has acquired another 5.06% of the equity shares of Nestaway by paying INR 416 lakhs and made an additional investment of INR. 360 lakhs in its share capital. The Company is currently holding 98.70% of the equity value capital of the company.

- 4 During the previous year, the Company has incorporated two entities viz. 1) Imogentechno Delta Park Private Limited and 2) Wisetechno Private Limited which are wholly owned subsidiaries of the Company, with an objective of operating as a Special Purpose Vehicle for its fractional ownership business. The Securities and Exchange Board of India ("SEBI"), vide notification dated on 8 March 2024, introduced a regulatory framework for the facilitation of Small and Medium Real Estate Investment Trusts ("SM REITs") by amending the SEBI (Real Estate Investment Trusts) Regulations, 2014 ("REIT Regulations"), through SEBI (Real Estate Investment Trusts) (Amendment) Regulations, 2024 ("Amended REIT Regulations"), thereby, paving the way to make real estate investment more accessible to wider set of investors and to regulate and foster growth in Fractional Ownership investment. The framework has given time period of a total one year for the existing businesses under the model of fractional ownership to comply with the regulation. The management has obtained an independent legal opinion on the business model of the two subsidiaries and is compliant since the same was commenced before notification of the regulation. Also, the Company has initiated the process of migration to Amended REIT Regulations to comply with the said regulations.

The above-mentioned subsidiary Wisetechno Private Limited has been consolidated in the Consolidated Financial result of Aurum PropTech Limited as on March 31, 2024 and June 30, 2024. With new investors coming in, Imogentechno Delta Park Private Limited has ceased to be a subsidiary of the company with effect from June 26, 2024

- 5 The Company is developing new products whose feasibility has been established and enhancing and increasing functionality of existing technology / softwares with a clear objective of deriving future economic benefit from the same. In the process the Company during the current quarter, has capitalised INR. 68 lakhs mainly on account of cost incurred on its own product team and management team directly involved in development of its intangibles.
- 6 During the quarter, Company has recognised deferred tax asset of INR 124 lakhs mainly relating to unused tax losses that are considered to be able to offset against the Company's taxable profits expected to arise in the subsequent years. Management has based the assessment on the basis of business plan of improved business performance largely due to organisation restructuring and hiring of skilled resources to take business to the next level.
- 7 Items that will not be reclassified to profit or (loss) represents remeasurement of defined benefit obligation.
- 8 During the year ended 31st March 2024, the Company had received incorporation approval for a wholly owned subsidiary viz. Bonds Brain Technologies Private Limited with authorized capital of INR 1 lakh.
- 9 "0" denotes amount less than INR 0.5 lakhs.
- 10 The figures for the previous quarter ended March 31, 2024 are the balancing figures between the audited figures in respect of the full previous financial year and the published unaudited year-to-date figures up to the third quarter of the previous financial year which were subjected to Limited Review.
- 11 Previous period's / year's figures have been regrouped and reclassified wherever necessary.

For and on behalf of the Board of Directors





Onkar Shetye  
Executive Wholetime Director  
Place : Navi Mumbai  
Date : July 19, 2024  
DIN : 06372831

Disclosures in terms of Regulation 30 of the Listing Regulations read with SEBI Circular on Continuous Disclosure Requirements concerning the re-appointment of Mr. Vasant Gujarathi

| Sr. No | Particulars                                      | Mr. Vasant Gujarathi                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------|--------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.     | Reason for change                                | Re-appointment of Mr. Vasant Gujarathi (DIN: 06863505) as a Non-Executive Independent Director of the Company.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 2.     | Date of reappointment and term of re-appointment | Re-appointment as Non-Executive Independent Director for a second term of 5 (five) years effective March 03, 2025 till March 02, 2030, subject to the approval of the members.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 3.     | Brief profile                                    | Mr. Vasant Gujarathi holds a Bachelor's degree in Commerce (Hons.) and is a fellow member of the Institute of Chartered Accountants of India. He has more than 37 years of post-qualification experience of working at Price Water house Coopers (PwC) in various roles and working with some of the largest multinational Companies in India. He joined M/s. Lovelock & Lewes, Chartered Accountants, in August 1976, initially a member firm of Coopers & Lybrand International and subsequently member firm of PwC. He was also a Partner with PwC India for 22 years (1991-2013) with PwC's Assurance and Business Advisory Services group and had also represented PwC India on PwC Global Committee for 'Industrial Products' Industry. He has exposure in the field of Audit, Financial Systems, Operations, Risk Management, Regulatory Compliance, Internal Audit Services, IT Strategy Implementation, Talent Management, Corporate Governance Review & Advisory Services, Ethics Assessment and Program Development, among others. |
| 4.     | Disclosure of relationships between directors    | Mr. Vasant Gujarathi is not related to any of the Directors of the Company                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

| <b>Sr. No.</b> | <b>Particulars</b>                                                                                | <b>M/s. Ainesh Jethwa</b>                                                                                                                                                                                                                                                                                                                    | <b>Protune KSA Consultants Private Limited</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------------|---------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1              | Reason for change viz. appointment, re-appointment, resignation, removal, death or otherwise      | Re-appointment of M/s. Ainesh Jethwa, Practicing Company Secretaries (ICSI Membership No. ACS 27990) (Certificate of Practice No. 19650) as the Secretarial Auditor for the financial year 2024-2025.                                                                                                                                        | Re-appointment of Protune KSA Consultants Private Limited (CIN: U74999MH2017PTC293746) as the Internal Auditor for the financial year 2024-2025.                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 2              | Date of appointment/re-appointment/cessation (as applicable) & term of appointment/re-appointment | 19/07/2024, Re-appointment of M/s. Ainesh Jethwa, Practicing Company Secretaries (ICSI Membership No. ACS 27990) (Certificate of Practice No. 19650) as the Secretarial Auditor for the financial year 2024-2025.                                                                                                                            | 19/07/2024, Re-appointment of Protune KSA Consultants Private Limited (CIN: U74999MH2017PTC293746) as the Internal Auditor for the financial year 2024-2025.                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 3              | Brief Profile (in case of appointment)                                                            | M/s. Ainesh Jethwa, Practicing Company Secretaries provide corporate, secretarial, legal, compliance related services to using the best tools and technologies, to enable them to deliver and sustain the best compliance management and also focused on developing high professional values, ensuring good corporate governance activities. | Protune KSA Consultants Private Limited (CIN: U74999MH2017PTC293746) are India's premier consulting firm offering customized value-added risk and process advisory services across wide range of industry sectors. We blend experience and proven expertise with zeal and modern outlook, helping you achieve operational excellence by improvising processes, organizing controls and optimizing efficiencies. K S Aiyar Group is a reputed professional services provider and has interests in assurance, tax, regulatory, risk and advisory, legal and outsourcing services. |
| 4              | Disclosure of relationships between directors                                                     | NA                                                                                                                                                                                                                                                                                                                                           | NA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |