

Date: 14th February 2025

To
Listing Compliance Department,
The National Stock Exchange of India Limited
Exchange Plaza,
C-1, Block G
Bandra-Kurla Complex
Bandra (E)
Mumbai - 400 051

Dear Sir/ Madam,

Scrip Code: 123456
Symbol: PANSARI
ISIN: INE697V01011

Sub: Integrated Filing Financial of the Company for the Third Quarter ended 31st December'2024

Pursuant to the SEBI Circular No. SEBI/HO/CFD/CFD-PoD-2/CIR/P/2024/185 dated December 31 2024, read along with the NSE Circular No. NSE/CML/2025/02 dated January 2, 2025 we are submitting herewith the Integrated Filing (Financial) of the Company, in the specified format for the third quarter ended December 31, 2024.

This is for your information and records.

Thanking You,
Yours Sincerely,
For **Pansari Developers Limited**

RAJSHREE Digitally signed by
RAJSHREE SOMANI
SOMANI Date: 2025.02.14
17:02:42 +05'30'

Rajshree Somani
Company Secretary & Compliance Officer
Membership No: A61410

Encl: As above

- A. Financial Results of the Company for the Third Quarter ended 31st December, 2024.
- B. Statement on deviation or variation for proceeds of public issue, rights issue, preferential issue, qualified institutions placement etc. - **Not applicable.**
- C. Format for disclosing outstanding default on loans and debt securities. - **Not applicable.**
- D. Format for disclosure of related party transactions (applicable only for half-yearly filings i.e. 2nd and 4th quarter)- **Not applicable.**
- E. Statement on impact of audit qualifications (for audit report with modified opinion) submitted along-with annual audited financial results (standalone and consolidated separately) (applicable only for annual filing i.e., 4th quarter) - **Not applicable.**

By the Order of the Board

For Pansari Developers Limited

PANSARI DEVELOPERS LIMITED



Director.

Mahesh Kumar Agarwal

Managing Director

DIN: 00480731

Pansari Developers Limited

Registered Office:
14, N. S. Road, 4th Floor, Kolkata - 700 001

(033) 4005 0500
info@purtirealty.com

GSTIN. 19AABCP6809N1ZV
CIN No. L72200WB1996PLC079438

Independent Auditor's Review Report on unaudited Ind AS Standalone Quarterly and Year to Date Unaudited Standalone Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

Review Report to

The Board of Directors of Pansari Developers Limited

1. We have reviewed the accompanying Statement of Unaudited Ind AS Standalone Financial Results of Pansari Developers Limited for the quarter ended **December 31, 2024**, and year to date from April 1, 2024 to December 31, 2024 ("the Statement"). The statement has been prepared by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").
2. This Statement, which is 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") Prescribed Under Section 133 of the Companies Act, 2013 as amended 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 Engagement (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by The Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
4. Based on our review conducted as 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 the aforesaid Indian Accounting Standards ('Ind AS') specified under section 133 of the Companies

Network : GARV & Associates

Branch : 19, R. N. Mukherjee Road, Eastern Building, 1st Floor, Kolkata 700 001
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Act, 2013 as amended, read with relevant Rules issued thereunder and other recognized accounting practices and Policies, has not disclosed the information required to be disclosed in terms of the Listing Regulations including the manner in which it is to be disclosed, or that it contains any material misstatement.

For G A R V & ASSOCIATES

Chartered Accountants

Firm Registration No. 301094E

Place : Kolkata

Date : 14th February, 2025

UDIN : 25062982-BMGGWQ2578



Ashish Rustagi

(ASHISH RUSTAGI)

Partner

Membership No. : 062982

PANSARI DEVELOPERS LIMITED
Corporate Identity Number : L72200WB1996PLC079438
Statement of Unaudited Financial Results for the Quarter/Nine Months ended 31st December, 2024

(Rs in Lakh)

Sl. No.	Particulars	Standalone						
		Quarter Ended			Nine Months Ended		Year Ended	
		31st December 2024	30th September 2024	30th June 2024	31st December 2023	31st December 2024	31st December 2023	31st March 2024
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Income from Operations							
	(a) Revenue from Operations	419.85	606.75	756.94	3,029.59	1,783.53	4,384.20	5,340.03
	(b) Other Income	76.67	115.57	85.48	101.58	277.71	294.97	518.74
	Total Income	496.51	722.31	842.41	3,131.17	2,061.24	4,679.17	5,858.78
2	Expenditure							
	(a) Operating Cost	452.43	786.82	856.36	1,434.60	2,095.62	2,394.36	3,385.43
	(b) Changes in Inventories	(260.66)	(452.96)	(363.65)	1,177.30	(1,077.27)	1,137.58	905.22
	(c) Employee Benefits Expenses	17.98	22.10	17.93	20.69	58.01	71.44	95.51
	(d) Finance Costs	80.95	106.81	89.08	109.85	276.85	312.82	413.38
	(e) Depreciation and Amortisation Expenses	98.23	98.98	99.21	44.50	296.42	133.42	191.79
	(f) Other Expenses	34.83	43.60	27.03	78.04	105.45	165.37	256.49
3	Total Expenses	423.76	605.36	725.96	2,864.98	1,755.09	4,214.99	5,247.82
4	Profit before Exceptional Items	72.75	116.96	116.45	266.19	306.16	464.18	610.96
5	Add : Exceptional Item	-	-	-	-	-	-	-
6	Profit before Tax	72.75	116.96	116.45	266.19	306.16	464.18	610.96
	Less : Tax Expense							
	(a) Current Tax	12.01	18.27	17.34	39.11	47.62	67.15	74.47
	(b) Mat Credit Entitlement	10.70	14.64	14.27	21.26	39.61	27.15	21.81
	(c) Deferred Tax	(7.69)	(7.13)	(9.36)	(1.28)	(24.18)	(0.91)	3.15
	(d) Mat Credit for Earlier Year	-	-	-	-	-	-	(0.49)
	(e) Income tax for Earlier year	-	-	-	-	-	(0.84)	(8.75)
7	Total Tax	15.01	25.78	22.26	59.10	63.05	92.54	90.20
8	Net Profit	57.74	91.18	94.19	207.10	243.11	371.63	520.76
	Other Comprehensive Income (After Tax)							
	(a) Items that cannot be Reclassified to P&L A/c	-	-	-	-	-	-	2.13
	Re-measurement income/ (loss) on defined benefit plans	-	-	-	-	-	-	(0.59)
	Income tax relating to above items	-	-	-	-	-	-	0.43
	Fair Value through OCI of Equity Investment	-	-	-	0.00	-	0.43	(0.05)
	(b) Income tax relating to above items	-	-	-	(0.00)	-	(0.05)	(0.05)
9	Total Other Comprehensive Income (a+b)	-	-	-	0.00	-	0.38	1.92
10	Total Comprehensive Income for the period (8+9)	57.74	91.18	94.19	207.10	243.11	372.02	522.68
	Paid Up Share Capital (Face Value Rs 10 each)	1,744.68	1,744.68	1,744.68	1,744.68	1,744.68	1,744.68	1,744.68
	Earning per share (Face Value Rs 10 each)							
	(a) Basic	0.33	0.52	0.54	1.19	1.39	2.13	2.98
	(b) Diluted	0.33	0.52	0.54	1.19	1.39	2.13	2.98

Notes:

- (a) The Financial Results of the Company for the Quarter ended 31st December, 2024 have been reviewed and recommended by the Audit Committee and approved by the Board of Directors of the Company in their respective meetings held on 14th February, 2025. The Statutory Auditors of the Company have carried out Audit of these results and the results are being published in accordance with Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
- (b) The financial results of the company have been prepared in accordance with Indian Accounting Standard (IND AS) notified under the companies (Indian Accounting Standard) Rules 2015 as amended by the companies (Indian Accounting Standard) (Amendment) Rules 2016. The company adopted IND AS from 01.04.2021 and accordingly these Financial Results (Including for all the periods presented in accordance with IND AS 101 first time adoption of Accounting Standards) have been prepared.
- (c) The company does not have any extraordinary or exceptional items to report for the above period.
- (d) The Company does not have more than one reportable segment.
- (e) Comparative figures have been rearranged / regrouped wherever necessary.
- (f) The IND AS compliant corresponding figures in the previous years have not been subjected to review/audit however the company's management has exercised necessary due diligence to insure that such financial results provide true and fair view of its affairs.
- (g) The figures for the quarter ended 31st December, 2024 are the balancing figure between the unaudited figures in respect of Nine Months ended 31st December, 2024 and Published Figure upto the end of the second quarter ended 30th September, 2024.
- (h) Figures of the Previous Periods have been re-arranged/regrouped wherever necessary to conform to current period's classification.

For and on behalf of the board

For Pansari Developers Limited

Mahesh Agarwal
Mahesh Agarwal
Chairman & Managing Director
DIN: 004807311

Place : Kolkata
Date: 14th February, 2025

Mahesh Kumar Agarwal
(Managing Director & Chairman)
(DIN No. 00480731)

10/10/2010

Mr. A. J. ...
10/10/2010

Independent Auditor's Review Report on unaudited Ind AS Consolidated Quarterly and Year to Date Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

Review Report to

The Board of Directors of Pansari Developers Limited

1. We have reviewed the accompanying Statement of Unaudited Ind AS Consolidated Financial Results of **Pansari Developers Limited ("the Parent")**, which includes its jointly controlled entities (the Parent and its entities together referred to as the "Group") and its share of net profit/(loss) after tax and total comprehensive income of its jointly controlled entities for the quarter and Nine months ended **31st December, 2024** attached herewith being submitted by the Parent pursuant to the requirements 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 Ind AS-34 "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India. Our responsibility is to issue a report on the Unaudited Consolidated Financial Statement based on our review.
3. We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by The Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
4. The Statement includes the results of the following entities:
 - a) Papillon Developers LLP
 - b) Purti Delux Developers LLP (Formally Known as Unipon Pur Developers LLP)
 - c) Purti NPR Developers LLP (Formally Known as "Yogachitra Promoters LLP")
 - d) Jabba Infrabuilder Private Limited

Network : GARV & Affiliates

Branch : 19, R. N. Mukherjee Road, Eastern Building, 1st Floor, Kolkata 700 001
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5. Based on our review conducted as 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 the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued there under and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.
6. We did not review the interim financial results of jointly controlled entities included in the consolidated unaudited financial results; whose financial information reflects total assets of Rs 18,930.76 lakhs as at 31st December, 2024 and total revenue of Rs 10.66 lakhs and Rs 715.19 lakhs and net profit after tax of Rs 6.03 lakhs and Rs 24.92 lakhs for the Quarter and nine months ended on 31st December, 2024, as considered in the consolidated unaudited Ind AS financial results. The unaudited interim financial results and other unaudited financial information of these jointly controlled entities have not been reviewed by their auditors and have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the affairs of these entities is based solely on such unaudited interim financial results and other unaudited financial information.

Our conclusion on the Statement is not modified in respect of the above matters.

For G A R V & ASSOCIATES
Chartered Accountants
Firm Registration No. 301094E

Date : 14th February, 2025
Place : Kolkata
UDIN : 25062982 BMGGWR 4192



Ashish Rustagi
(ASHISH RUSTAGI)
Partner
Membership No. : 062982

PANSARI DEVELOPERS LIMITED
Corporate Identity Number : L72200WB1996PLC079438
Statement of Unaudited Consolidated Financial Results for the Quarter and Nine Months ended 31st December, 2024

(Rs in Lakh)

Sl. No.	Particulars	Consolidated						
		Quarter Ended				Nine Months Ended		Year Ended
		31st December 2024	30th September 2024	30th June 2024	31st December 2023	31st December 2024	31st December 2023	31st March 2024
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Income from Operations							
	(a) Revenue from Operations	419.85	946.70	762.97	3,022.30	2,129.52	4,426.81	5,648.70
	(b) Other Income	59.78	114.17	83.71	109.35	257.66	302.33	519.35
	Total Income	479.63	1,060.87	846.68	3,131.65	2,387.18	4,729.14	6,168.05
2	Expenditure							
	(a) Operating Cost	911.27	1,365.69	1,320.78	1,660.82	3,597.74	2,750.45	4,344.22
	(b) Changes in Inventories	(745.35)	(687.23)	(838.23)	935.41	(2,270.82)	774.34	216.08
	(c) Employee Benefits Expenses	20.79	22.50	17.93	20.66	61.23	71.44	95.54
	(d) Finance Cost	81.27	97.20	100.45	125.52	278.91	358.42	438.90
	(e) Depreciation and Amortisation Expenses	98.38	99.11	99.29	44.58	296.78	133.66	192.16
	(f) Other Expenses	83.08	44.70	27.88	78.45	155.67	173.96	261.88
3	Total Expenses	449.44	941.97	728.09	2,865.44	2,119.50	4,262.27	5,548.78
4	Profit before Exceptional Items	30.19	118.90	118.59	266.21	267.68	466.87	619.27
5	Add : Exceptional Item	-	-	-	-	-	-	-
6	Profit before Tax	30.19	118.90	118.59	266.21	267.68	466.87	619.27
	Less : Tax Expense							
	(a) Current Tax	6.25	20.21	19.46	39.28	45.92	69.84	82.77
	(b) Mat Credit Entitlement	5.96	14.64	14.27	21.26	34.87	27.15	21.81
	(c) Deferred Tax	(7.69)	(7.13)	(9.36)	(1.28)	(24.18)	(0.91)	3.15
	(d) Mat Credit for Earlier year	-	-	-	-	-	-	(0.49)
	(e) Income tax for Earlier year	0.01	-	0.03	0.01	0.04	(0.83)	(8.74)
7	Total Tax	4.53	27.72	24.40	59.28	56.65	95.24	98.51
8	Net Profit	25.66	91.18	94.19	206.93	211.03	371.63	520.76
	Share of Profit from Associate	0.46	-	-	-	-	-	-
	Other Comprehensive Income (After Tax)							
	(a) Items that cannot be Reclassified to P&L A/c							
	Re-measurement income/ (loss) on defined benefit plans	-	-	-	-	-	-	2.13
	Income tax relating to above items	-	-	-	-	-	-	(0.59)
	Fair Value through OCI of Equity Investment	-	-	-	0.00	-	0.43	0.43
	(b) Income tax relating to above items	-	-	-	(0.00)	-	(0.05)	(0.05)
9	Total Other Comprehensive Income (a+b)	-	-	-	0.00	-	0.38	1.92
10	Total Comprehensive Income for the period (8+9)	26.12	91.18	94.19	206.93	211.03	372.02	522.68
	Paid Up Share Capital (Face Value Rs 10 each)	1,744.68	1,744.68	1,744.68	1,744.68	1,744.68	1,744.68	1,744.68
	Earning per share (Face Value Rs 10 each)							
	(a) Basic	0.15	0.52	0.54	1.19	1.21	2.13	2.98
	(b) Diluted	0.15	0.52	0.54	1.19	1.21	2.13	2.98

Notes:

- The Consolidated Financial Results of the Company for the Quarter ended 31st December, 2024 have been reviewed and recommended by the Audit Committee and approved by the Board of Directors of the Company in their respective meetings held on 14th February, 2025. The Statutory Auditors of the Company have carried out Audit of these results and the results are being published in accordance with Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
- The Consolidated financial results of the company have been prepared in accordance with Indian Accounting Standard (IND AS) notified under the companies (Indian Accounting Standard) Rules 2015 as amended by the companies (Indian Accounting Standard) (Amendment) Rules 2016. The company adopted IND AS from 01.04.2021 and accordingly these Financial Results (Including for all the periods presented in accordance with IND AS 101 first time adoption of Accounting Standards) have been prepared.
- (c) The nature of the real estate business of the Company is such that the result of the quarter/year may not be representative of the profit for the period.
- (d) The company does not have any extraordinary or exceptional items to report for the above period
- (e) The Company does not have more than one reportable segment.
- (f) Comparative figures have been rearranged / regrouped wherever necessary.
- (g) The IND AS compliant corresponding figures in the previous years have not been subjected to review/audit however the company's management has exercised necessary due diligence to insure that such financial results provide true and fair view of its affairs
- (h) The figures for the quarter ended 31st December, 2024 are the balancing figure between the Unaudited figures in respect of nine month ended 31st December, 2023 and Published Figure upto the end of the 2nd quarter ended 30th September, 2024.
- (i) Figures of the Previous Periods have been re-arranged/regrouped where necessary to make them comparable.

For and on behalf of the board

For Pansari Developers Limited

Mahesh Agarwal

Mahesh Agarwal
Chairman & Managing Director
IDIN: 004807311

Place : Kolkata
Date : 14th February, 2025

Mahesh Kumar Agarwal
(Managing Director and Chairman)
(DIN No. 00480731)

