PODDAR HOUSING AND DEVELOPMENT LIMITED

November 13, 2021

To, **BSE Limited** Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400 001 Scrip Code – 523628	To, **The National Stock Exchange of India,** Exchange Plaza, 5th Floor, Plot no. C/1, GBlock, Bandra Kurla Complex, Bandra (East), Mumbai – 400 051 Scrip Symbol - PODDARHOUS

Dear Sir(s),

Sub: Regulation 30- Outcome of Board Meeting.

Pursuant to Regulation 30 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the regulations), we hereby inform the exchange that the Board of Directors of the Company at its meeting held on Saturday, November 13, 2021 has inter alia considered and approved;

1. Unaudited Financial Results for the quarter ended on September 30, 2021 together with limited review report.
2. Re-designation of Mr. Vishal Kokadwar as Chief Financial Officer and Chief Operating Officer.

The Board meeting was commenced at 3.30 p.m. and concluded at 05.00 p.m.

Kindly take the same on your records.

Thanking You,
Yours faithfully,

For **Poddar Housing and Development Limited**

Vimal Tank
Company Secretary and Compliance officer

Poddar Housing and Development Limited
Statement of Un-Audited Standalone Financial Results for the Quarter and Half Year ended September 30, 2021
CIN:L51909MH1982PLC143066

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

No.	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30-09-2021 (Un-audited)	30-06-2021 (Un-audited)	30-09-2020 (Un-audited)	30-09-2021 (Un-audited)	30-09-2020 (Un-audited)	31-03-2021 Audited
1	Income from operations						
	i. Revenue from Operations	1,788.16	859.39	512.32	2,647.55	877.94	5,476.18
	ii. Other Income	16.62	5.26	128.40	21.88	248.38	284.03
	Total income from operations (net)	1,804.78	864.65	640.72	2,669.43	1,126.32	5,760.21
2	Expenses						
	i. Cost of Construction	2,550.10	2,866.45	2,423.04	5,416.55	4,435.47	8,636.63
	ii. Changes in Inventories of WIP and Finished goods	(915.20)	(2,085.15)	(1,982.33)	(3,000.35)	(3,699.18)	(5,354.29)
	iii. Employee Benefit Expenses	119.19	87.57	211.95	206.76	335.95	448.07
	iv. Depreciation and Amortisation Expenses	9.86	7.43	9.15	17.29	18.67	46.96
	v. Finance Costs	398.31	244.71	66.95	643.02	77.78	581.06
	vi. Other Expenses	360.85	299.37	249.35	660.22	434.43	957.86
	Total expenses	2,523.11	1,420.38	978.11	3,943.49	1,603.12	5,316.29
3	**Profit / (Loss) before tax**	(718.33)	(555.73)	(337.39)	(1,274.06)	(476.80)	443.92
4	**Tax expense:**						
	i. Current Tax Exepense/ (Benefit)	-	-	-	-	-	85.65
	ii. Deferred Tax Exepense/ (Benefit)	(181.47)	(139.21)	(84.91)	(320.68)	(114.35)	76.24
	Total Tax Expense/ (Benefit)	(181.47)	(139.21)	(84.91)	(320.68)	(114.35)	161.89
5	**Net Profit/ (Loss) after tax**	(536.86)	(416.52)	(252.48)	(953.38)	(362.45)	282.03
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 actuarial valuation	-	-	-	-	-	19.94
	- Gain on fair valuation of equity instruments	(7.39)	21.21	2.04	13.82	2.04	15.70
	- Deferred tax expense/(income) relating to these items	-	5.34	0.51	5.34	0.51	8.97
	Other comprehensive income for the year (net of tax)	(7.39)	15.87	1.53	8.48	1.53	26.67
7	**Total comprehensive income for the year (net of tax)**	(544.25)	(400.65)	(250.95)	(944.90)	(360.92)	308.70
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	(8.50)	(6.60)	(4.00)	(15.10)	(5.74)	4.47
	ii. Diluted	(8.50)	(6.60)	(4.00)	(15.10)	(5.74)	4.47

Notes :

1 The standalone financial results for the quarter and half year ended September 30, 2021 have been reviwed by the Audit Committee and approved by the Board of Directors at its meeting held on November 13, 2021. The Statutory Auditors have expressed a unmodified review 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 Acconting Standrads) Rule, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016.

2 The Company 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.

3 Previous period figures have been regrouped / rearranged and re-classified wherever necessary to confirm to current period's classification.

4 During the half year the following jointly controlled entities have became subsidiaries of the Company
a. Nav Nirman Agro
b. Shiv Shakti Developers

For **Poddar Housing and Development Limited**

Rohitashwa Poddar
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Date: 2021.11.13 16:59:14 +05'30'

Date: November 13, 2021
Place: Mumbai

Executive Chairman/Managing Director

Poddar Housing and Development Limited
Statement of Un-Audited Consolidated Financial Results for the Quarter and Half Year ended September 30, 2021
CIN:L51909MH1982PLC143066

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

No.	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30-09-2021 (Un-audited)	30-06-2021 (Un-audited)	30-09-2020 (Un-audited)	30-09-2021 (Un-audited)	30-09-2020 (Un-audited)	31-03-2021 Audited
1	Income from operations						
	i. Revenue from Operations	1,788.36	859.39	513.40	2,647.75	880.70	5,486.25
	ii. Other Income	48.34	40.09	95.15	88.43	174.30	431.01
	Total income from operations (net)	1,836.70	899.48	608.55	2,736.18	1,055.00	5,917.26
2	Expenses						
	i. Cost of Construction	2,550.10	2,866.45	2,423.03	5,416.55	4,435.46	8,843.16
	ii. Changes in Inventories of WIP and Finished goods	(915.20)	(2,085.15)	(1,982.33)	(3,000.35)	(3,699.18)	(5,354.29)
	iii. Employee Benefit Expenses	136.10	98.34	238.38	234.44	388.88	526.17
	iv. Depreciation and Amortisation Expenses	9.85	7.70	9.44	17.55	19.26	48.09
	v. Finance Costs	485.80	331.82	122.59	817.62	208.32	894.71
	vi. Other Expenses	364.63	313.59	253.34	678.22	452.14	993.47
	Total expenses	2,631.28	1,532.75	1,064.45	4,164.03	1,804.88	5,951.31
3	**Profit / (Loss) before tax**	(794.58)	(633.27)	(455.90)	(1,427.85)	(749.88)	(34.05)
4	**Tax expense:**						
	i. Current Tax Exepense/ (Benefit)	-	-	-	-	-	85.65
	ii. Deferred Tax Exepense/ (Benefit)	(181.47)	(139.21)	(84.92)	(320.68)	(114.35)	76.24
	Total Tax Expense/ (Benefit)	(181.47)	(139.21)	(84.92)	(320.68)	(114.35)	161.89
5	**Net Profit/ (Loss) after tax**	(613.11)	(494.06)	(370.98)	(1,107.17)	(635.53)	(195.94)
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 actuarial valuation	-	-	-	-	-	21.54
	- Gain on fair valuation of equity instruments	(9.00)	22.82	2.04	13.82	2.04	15.70
	- Deferred tax expense/(income) relating to these items	-	5.34	0.51	5.34	0.51	8.97
	Other comprehensive income for the year (net of tax)	(9.00)	17.48	1.53	8.48	1.53	28.27
7	**Total comprehensive income for the year (net of tax)**	(622.11)	(476.58)	(369.45)	(1,098.69)	(634.00)	(167.67)
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	(9.71)	(7.82)	(5.87)	(17.53)	(10.06)	(3.10)
	ii. Diluted	(9.71)	(7.82)	(5.87)	(17.53)	(10.06)	(3.10)

Notes :

1 The consolidated financial results for the quarter and half year ended September 30, 2021 have been reviwed by the Audit Committee and approved by the Board of Directors at its meeting held on November 13, 2021. The Statutory Auditors have expressed a unmodified review opinion. These 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 Acconting Standrads) Rule, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016.

2 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

3 Previous period figures have been regrouped / rearranged and re-classified wherever necessary to confirm to current period's classification.

4 During the half year the following jointly controlled entities have became subsidiaries of the Company

a. Nav Nirman Agro
b. Shiv Shakti Developers

For **Poddar Housing and Development Limited**

Rohitashwa Poddar
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Date: 2021.11.13 16:59:27 +05'30'

Executive Chairman/Managing Director

Date: November 13, 2021
Place: Mumbai

Poddar Housing and Development Limited
Un-Audited Financial Results for the Quarter and Half Year ended September 30, 2021
CIN:L51909MH1982PLC143066

STATEMENT OF ASSETS AND LIABILITIES

(All amounts is in INR Lakhs, unless otherwise stated)

Sr.	Particulars	Standalone		Consolidated	
		As at September, 30 2021	As at March, 31 2021	As at September, 30 2021	As at March, 31 2021
		(Unaudited)	(Audited)	(Unaudited)	(Audited)
A	**ASSETS**				
	Non-current assets				
	Property, plant and equipment	283.76	314.86	289.97	321.36
	Investment properties	38.40	38.40	38.40	38.40
	Intangible assets	59.02	83.87	59.02	83.87
	Financial assets				
	Investments	216.88	159.03	169.63	158.03
	Loans	177.39	498.82	-	-
	Other financial assets	10,379.19	8,693.51	11,673.84	10,322.03
	Deferred tax assets (net)	1,083.19	767.85	1,088.98	773.63
	Total non-current assets	**12,237.83**	**10,556.34**	**13,319.84**	**11,697.32**
	Current assets				
	Inventories	45,035.48	42,339.02	45,308.85	42,527.76
	Financial assets				
	Trade receivables	518.25	715.57	588.76	767.07
	Cash and cash equivalents	402.71	1,023.80	406.11	1,037.19
	Other bank balances	398.68	389.81	398.68	389.81
	Loans	-	31.36	-	31.36
	Other financial assets	2,475.89	1,701.56	2,542.73	2,012.92
	Other current assets	2,159.97	1,863.24	2,303.17	1,977.71
	Total current assets	**50,990.98**	**48,064.36**	**51,548.30**	**48,743.82**
	TOTAL ASSETS	**63,228.82**	**58,620.70**	**64,868.14**	**60,441.14**
B	**EQUITY AND LIABILITIES**				
	Equity				
	Equity share capital	631.54	631.54	631.54	631.54
	Other equity				
	Reserves and surplus	18,721.86	19,667.56	17,306.57	18,405.26
	Total equity	**19,353.40**	**20,299.10**	**17,938.11**	**19,036.80**
	LIABILITIES				
	Non-current liabilities				
	Financial liabilities				
	Borrowings	21,017.32	21,079.93	21,276.52	21,380.87
	Other financial liabilities	8,385.45	6,946.34	8,385.45	6,646.34
	Employee benefit obligations	78.47	78.47	96.31	96.31
	Total non-current liabilities	**29,481.24**	**28,104.74**	**29,758.28**	**28,123.52**
	Current liabilities				
	Financial liabilities				
	Borrowings	3,788.63	1,284.88	6,068.63	3,564.88
	Trade payables	1,868.08	2,174.67	1,933.75	2,242.80
	Other financial liabilities	2,892.79	3,006.91	3,054.70	3,134.54
	Employee benefit obligations	212.79	207.21	234.43	229.43
	Other current liabilities	5,631.89	3,543.19	5,880.24	4,109.17
	Total current liabilities	**14,394.18**	**10,216.86**	**17,171.75**	**13,280.82**
	TOTAL LIABILITIES	**43,875.42**	**38,321.60**	**46,930.03**	**41,404.34**
	TOTAL EQUITY AND LIABILITIES	**63,228.82**	**58,620.70**	**64,868.14**	**60,441.14**

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PODDAR HOUSING AND DEVELOPMENT LIMITED
Un-Audited Financial Results for the Quarter and Half Year ended September 30, 2021

Standalone Statement of Cash Flow

(All amounts is in INR Lakhs, unless otherwise stated)

Particulars	Sept. 30, 2021		Sept. 30, 2020	
A. CASH FLOW FROM OPERATING ACTIVITIES				
Net profit /(loss) for the period before tax		(1,274.06)		(476.80)
Adjustments for:				
Depreciation and amortisation of property, plant and equipment and intangible assets (Gross)	63.17		66.05	
Balance written off/ provided for/ written back	2.80		23.43	
Rent income	(3.00)		(3.00)	
Dividend income	(0.43)		-	
Profit on sale of investments	-		(5.30)	
Interest income	(13.58)		(238.57)	
Finance costs (Gross)	2,657.81	2,706.77	2,455.58	2,298.19
		1,432.71		1,821.39
Changes in operating assets and liabilities				
Increase / (decrease) in trade payable	(309.74)		54.74	
Increase / (decrease) in other liabilities	2,338.84		1,114.76	
Increase / (decrease) in employees benefits	5.58		599.99	
(Increase) / decrease in other (incl other financial) assets *	(380.16)		(577.53)	
(Increase) / decrease in trade receivables	197.33		(481.81)	
(Increase) / decrease in inventories	(2,781.08)	(929.23)	(3,371.36)	(2,661.21)
Cash generated from/ (used in) operations		503.48		(839.82)
Income tax paid/ (refund) [net]		(19.06)		(36.40)
Net cash flow from/ (used in) operating activities (A)		484.42		(876.22)
B. CASH FLOW FROM INVESTING ACTIVITIES				
(Acquisition) / sale of property, plant and equipment and intangible assets [net]	(7.21)		(41.88)	
(Acquisition) / sale of investments [net] #	(2,259.53)		158.00	
Loans (given)/ received back [net]	346.80		481.48	
Rent received	3.00		3.00	
Interest received	11.75		285.15	885.75
Dividend received	0.43	(1,904.76)	-	885.75
Net cash flow from / (used in) investing activities (B)		(1,904.76)		885.75
C. CASH FLOW FROM FINANCING ACTIVITIES				
Proceeds from / (repayment) of borrowings [net]	2,201.12		338.65	
(Increase)/ decrease in margin money and dividend bank accounts	(8.87)		450.50	
Finance costs paid	(1,342.79)	849.46	(764.62)	24.53
Net Cash flow from / (used in) financing activities (C)		849.46		24.53
Net increase / (decrease) in cash and cash equivalents (A+B+C)		(570.88)		34.06
Add: Cash and cash equivalent at the beginning of the year		973.59		183.86
Cash and cash equivalent at the end of the year		**402.71**		**217.92**
Cash on hand		2.17		0.44
Balance with bank in current accounts		400.54		217.48
Cash and cash equivalent as per Balance Sheet		**402.71**		**217.92**

* Excluding contribution in partners current account

\# Including contribution in partners current account

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PODDAR HOUSING AND DEVELOPMENT LIMITED
Un-Audited Financial Results for the Quarter and Half Year ended September 30, 2021

Consolidated Statement of Cash Flow

(All amounts is in INR Lakhs, unless otherwise stated)

Particulars	Sept. 30, 2021		Sept. 30, 2020	
A. CASH FLOW FROM OPERATING ACTIVITIES				
Net profit /(loss) for the period before tax		(1,427.85)		(749.88)
Adjustments for:				
Depreciation and amortisation of property, plant and equipment and intangible assets (Gross)	63.43		66.64	
Balance written off/ provided for/ written back	2.80		23.43	
Rent income	(3.00)		(3.00)	
Dividend income	(0.43)		-	
Profit on sale of investments	-		(5.30)	
Interest income	(80.15)		(164.51)	
Finance costs (Gross)	2,832.41	2,815.06	2,586.12	2,503.38
		1,387.21		1,753.50
Changes in operating assets and liabilities				
Increase / (decrease) in trade payable	(311.82)		53.43	
Increase / (decrease) in other liabilities	2,284.43		1,134.87	
Increase / (decrease) in employees benefits	4.99		643.40	
(Increase) / decrease in other (incl other financial) assets	(2,428.49)		(443.97)	
(Increase) / decrease in trade receivables	178.31		(481.79)	
(Increase) / decrease in inventories	(2,781.09)	(3,053.67)	(3,371.36)	(2,465.42)
Cash generated from/ (used in) operations		(1,666.46)		(711.92)
Income tax paid/ (refund) [net]		(19.06)		(50.54)
Net cash flow from/ (used in) operating activities (A)		(1,685.52)		(762.46)
B. CASH FLOW FROM INVESTING ACTIVITIES				
(Acquisition) / sale of property, plant and equipment and intangible assets [net]	(7.21)		(41.88)	
(Acquisition) / sale of investments [net]	-		158.00	
Loans (given)/ received back [net]	31.36		(183.36)	
Rent received	3.00		3.00	
Interest received	322.83		304.61	240.37
Dividend received	0.43	350.41	-	240.37
Net cash flow from / (used in) investing activities (B)		350.41		240.37
C. CASH FLOW FROM FINANCING ACTIVITIES				
Proceeds from / (repayment) of borrowings [net]	2,159.37		1,164.47	
(Increase)/ decrease in margin money and dividend bank accounts	(8.87)		450.50	
Finance costs paid	(1,446.47)	704.03	(1,045.16)	569.81
Net Cash flow from / (used in) financing activities (C)		704.03		569.81
Net increase / (decrease) in cash and cash equivalents (A+B+C)		(631.08)		47.72
Add: Cash and cash equivalent at the beginning of the year		1,037.19		189.15
Cash and cash equivalent at the end of the year		**406.11**		**236.86**
Cash on hand		2.52		0.74
Balance with bank in current accounts		403.58		236.13
Cash and cash equivalent as per Balance Sheet		**406.11**		**236.86**

Rohitashwa Poddar

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Bansal Bansal & Co.
Chartered Accountants

Limited Review Report on Unaudited quarterly and Year to Date standalone financial results of Poddar Housing and Development Limited under Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

TO THE BOARD OF DIRECTORS OF
PODDAR HOUSING AND DEVELOPMENT LTD

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 **30 September 2021** and year-to-date results for the period from **01 April 2021 to 30 September 2021** 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. 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):
   1. 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 33 of 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.

5. We did not review the financial information of the jointly controlled entity included in the standalone financial statement, whose financial information reflect **Total Assets of Rs. 1519.52 lacs as at 30th September, 2021, Net Assets of Rs. 1202.56 lacs as 30th September, 2021; Total Revenue of Rs. Nil**

BANSAL BANSAL & CO. MUMBAI CHARTERED ACCOUNTANTS

120, Building No.6, Mittal Industrial Estate, Andheri Kurla Road, Andheri East, Mumbai - 400 059
Tel.: +91 4222 4444 • E-mail : mail@bansalbansal.com

and Rs. Nil, Total Net Profit after tax of Rs. Nil and Rs. Nil for the quarter and year ended 30th September, 2021, respectively, as considered in this Statement.

6. These interim financial information / financial results of the 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 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

Pratik Kothari
Partner
Membership No.: 148445
UDIN: 21148445AAAAAO3797

Place: MUMBAI
Dated: 13th November, 2021

Bansal Bansal & Co.
Chartered Accountants

Limited Review Report on Unaudited quarterly and Year to Date Consolidated Financial Results of Poddar Housing and Development Limited under Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

TO THE BOARD OF DIRECTORS OF
PODDAR HOUSING AND DEVELOPMENT LTD

1. We have reviewed the accompanying unaudited consolidated Ind AS financial statements of **PODDAR HOUSING AND DEVELOPMENT LTD.** ("the Parent Company") and its subsidiaries (the Parent Company and its subsidiaries together referred to as "the Group") for the quarter ended **30 September 2021** and year-to-date results for the period from **01 April 2021 to 30 September 2021** together with notes thereon ('the statement') attached herewith, being submitted by the 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 company's Management and approved by the Parent company'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.

   We also performed procedures in accordance with the Circular No. CIR/CFD/ CMD1/44/ 2019 dated March 29, 2019 issued by the Securities and Exchange Board of India under Regulation 33(8) of the Listing Regulations, to the extent applicable.

   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	Poddar Buildcon Private Limited	Subsidiary Company
4	Poddar Buildtech Private Limited	Subsidiary Company
5	Shiv Shakti Developers	Subsidiary
6	Nav Nirman Agro	Subsidiary
7	Chaitanya Anant Nirvan LLP	Jointly Controlled Entity

4. 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

120, Building No.6, Mittal Industrial Estate, Andheri Kurla Road, Andheri East, Mumbai 400 059
Tel.: +91 4222 4444 • E-mail : mail@bansalbansal.com

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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.

5. We did not review the interim financial information of 5 subsidiaries and 1 joint controlled entities included in the consolidated unaudited financial results, whose interim financial information reflect **Total Assets of Rs. 7055.75 lacs as at 30th September, 2021, Net Assets of Rs. 3506.37 lacs as 30th September, 2021; Total Revenues of Rs. 31.94 lacs and Rs. 66.76 lacs, Total Net Loss after tax of Rs. 76.21 lacs and Rs. 153.78 lacs for the quarter and half year ended 30th September, 2021,** respectively, as considered in this Statement.

6. These interim financial information/financial result of Poddar Habitat Private Limited **(Subsidiary)** have 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 subsidiary, is based solely on limited review report of the other auditor provided by the management and the procedures performed by us as stated in paragraph 3 above.

   These interim financial information/financial results of Poddar Buildcon Private Limited **(Subsidiary Company),** Poddar Buildtech Private Limited **(Subsidiary Company),** Shiv Shakti Developers **(Subsidiary)** and Nav Nirman Agro **(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
UDIN: 21148445AAAAAP7341

Place: MUMBAI
Dated: 13th November, 2021