

November 13, 2024

To,  
**National Stock Exchange of India Limited**  
Listing Department, Exchange Plaza,  
Plot No. C-1, G Block, BandraKurla Complex,  
Bandra( East, Mumbai - 400 051

Dear Sir/ Madam,

**Sub: Outcome of the Board Meeting held on Wednesday November 13, 2024**  
**Ref: NSE – SUMIT**

Pursuant to Regulations 33 and 30 read with Para A of Part A of Schedule III of the SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015 (Listing Regulations), we hereby inform that the Board of Directors of the Company at its meeting held today, i.e. Wednesday November 13, 2024, has inter alia transacted the following business:

1. Approved and take on record the Unaudited Financial Results (Standalone and Consolidated) of the Company for the quarter and half year ended on September 30, 2024.
2. Taken on record the Limited Review Report of M/s SSRV & Associates Chartered Accountants (Statutory Auditors) on the aforesaid Un-audited Financial Results.

The meeting of the Board of Directors commenced at 01:10 PM and concluded at 03:10 PM.

Request you to kindly take this letter on record and acknowledge the receipt.

Thanking You,

Yours faithfully,

For **SUMIT WOODS LIMITED**



**Rekha Bagda**  
**Company Secretary and Compliance Officer**

**Independent Auditor's Review Report on Standalone Quarterly and Half Yearly ended Unaudited Financial Results as on 30<sup>th</sup> September, 2024 of the Company pursuant to Regulation 33 and Regulation 52 read with Regulation 63(2) of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, as amended.**

To,

**The Board of Directors,  
Sumit Woods Limited**

B-1101, Express Zone,  
Western Express Highway,  
Malad (East), Mumbai-400097.

1. We have reviewed the accompanying statements of unaudited IND-AS Financial Results of **SUMIT WOODS LIMITED** ("the Company") for the quarter ended 30th September, 2024 ("The Statement"), being submitted by the Company pursuant to the requirement of Regulation 33 and Regulation 52 read with Regulation 63(2) of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, as amended ("Listing Obligations") which has been initiated by us for identification purposes.
2. This Statement which is the responsibility of the Company's Management and has been approved by the Board of Director's, 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 read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Listing Obligations. Our responsibility is to issue a report these financial statements 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 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 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 the Ind AS 34 and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation including the manner in which it is to be disclosed, or that it contains any material misstatement.

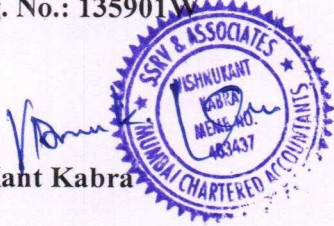


5. Attention is drawn to the fact that the figures for the quarter ended September 30, 2024 as reported in the Statement are the balancing figures between figures in respect of the six months ended September 30, 2024 and for the quarter ended June 30, 2024. Both the result for the quarter ended June 30, 2024 and six months ended September 30, 2024 have been prepared by the management in accordance with the recognition and measurement principles of IND AS 34 'Interim Financial Reporting' and on which we had already issued our unmodified conclusion on the same in the respective results.

**For S S R V & Associates**

Chartered Accountants

Firm Reg. No.: 135901W



**Vishnu Kant Kabra**

Partner

Membership No.: 403437

Place: Mumbai

Date: 13<sup>th</sup> November, 2024

UDIN: 24403437BKALBS7579

**SUMIT WOODS LIMITED**  
Registered Office : B/1101, Express Zone, Opp Adani electricity office, Malad (East), Mumbai 400097, Maharashtra  
CIN: L36101MH1997PLC152192

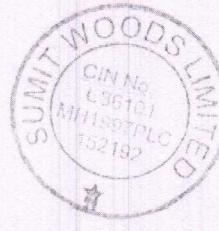
**Statement of Standalone Unaudited Results for the quarter and six months ended September 30, 2024**

All amounts are Rs.in Lakhs unless otherwise stated

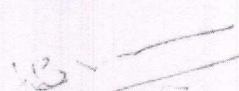
|      | Particulars  | For the Quarter Ended |            |            | For the Half Year Ended |            | Year Ended |
|------|--|-----------------------|------------|------------|-------------------------|------------|------------|
|      |  | UnAudited             | UnAudited  | UnAudited  | UnAudited               | UnAudited  | Audited    |
|      |  | 30.09.2024            | 30.06.2024 | 30.09.2023 | 30.09.2024              | 30.09.2023 | 31.03.2024 |
| I    | Revenue from operations  | 2,461.68              | 1,497.21   | 1,254.68   | 3,958.89                | 2,924.78   | 6,445.30   |
| II   | Other income   | 75.09                 | 77.81      | 43.80      | 152.90                  | 75.37      | 212.41     |
| III  | Total income (I+II)  | 2,536.77              | 1,575.02   | 1,298.49   | 4,111.79                | 3,000.15   | 6,657.71   |
| IV   | Expenses   |                       |            |            |                         |            |            |
|      | Purchases  | 285.15                | 230.28     | 227.84     | 515.43                  | 379.72     | 644.38     |
|      | Changes in inventories   | (437.95)              | (476.97)   | (720.20)   | (914.92)                | (328.01)   | (1,678.86) |
|      | Employee benefits expenses   | 158.43                | 95.10      | 94.31      | 253.53                  | 192.34     | 384.81     |
|      | Construction and Development Expenses                                    | 1,871.20              | 1,105.02   | 1,014.37   | 2,976.22                | 1,648.43   | 4,839.76   |
|      | Finance costs  | 256.74                | 265.82     | 276.28     | 522.56                  | 544.29     | 1,092.04   |
|      | Depreciation and amortisation expense                                    | 8.33                  | 8.45       | 10.58      | 16.78                   | 20.73      | 41.84      |
|      | Impairment losses  | -                     | -          | -          | -                       | -          | 502.35     |
|      | Administration and other expense   | 105.06                | 102.31     | 101.03     | 207.37                  | 167.84     | 332.81     |
|      | Total Expenses (IV)  | 2,246.95              | 1,330.02   | 1,004.21   | 3,576.97                | 2,625.33   | 6,159.13   |
| V    | Profit /(Loss) before tax (III-IV)                                       | 289.82                | 245.00     | 294.28     | 534.82                  | 374.82     | 498.58     |
|      | Tax Expenses   |                       |            |            |                         |            |            |
|      | Current tax  | -                     | -          | -          | -                       | -          | -          |
|      | Deferred tax   | (12.00)               | 44.09      | 1.90       | 32.09                   | 0.07       | (9.76)     |
| VI   | Total tax expense  | (12.00)               | 44.09      | 1.90       | 32.09                   | 0.07       | (9.76)     |
| VII  | Profit / (Loss) for the year (V-VI)                                      | 301.82                | 200.91     | 292.37     | 502.73                  | 374.75     | 508.34     |
|      | Other comprehensive income   |                       |            |            |                         |            |            |
|      | Items that will not be reclassified subsequently to profit or loss       |                       |            |            |                         |            |            |
|      | Remeasurement of the net defined benefit liability/asset, (Net of taxes) | (2.04)                | (2.04)     | (6.06)     | (4.09)                  | (12.12)    | (8.59)     |
| VIII | Total other comprehensive income/(loss)                                  | (2.04)                | (2.04)     | (6.06)     | (4.09)                  | (12.12)    | (8.59)     |
| IX   | Total comprehensive income for the period (VII+VIII)                     | 299.78                | 198.86     | 286.31     | 498.64                  | 362.63     | 499.75     |
| X    | Paid up share capital (par value ₹10/- each, fully paid)                 | 3,058.70              | 3,058.70   | 3,058.70   | 3,058.70                | 3,058.70   | 3,058.70   |
| XI   | Earnings per equity share (par value ₹10/- each)**                       |                       |            |            |                         |            |            |
|      | (a) Basic (in ₹)   | 0.99                  | 0.66       | 0.96       | 1.64                    | 1.23       | 1.66       |
|      | (b) Diluted (in ₹)   | 0.77                  | 0.52       | 0.82       | 1.29                    | 1.04       | 1.38       |

\*\* EPS is not annualized for the quarter & half year ended September 30, 2024, quarter ended June 30, 2024 & quarter & half year ended September 30, 2023.

Place : Mumbai  
Dated : November 13, 2024



For and on behalf of the Board

  
Bhushan S. Nemlekar  
Whole time Director  
DIN : 00043824

Sumit Woods Limited.

B - 1101, Express Zone, Diagonally Opp to Oberoi Mall, W.E Highway, Malad (East), Mumbai - 400 097.  
Tel: 022-2874 9966 / 77 • Fax : 022-2874 3377 • Email : contact@sumitwoods.com • www.sumitwoods.com  
CIN No. : L36101MH1997PLC152192

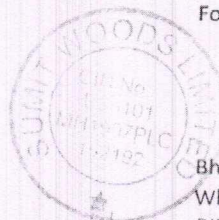
Sumit Woods Limited  
CIN : L36101MH1997PLC152192  
Statement of Unaudited Standalone Balance sheet as at September 30, 2024  
All amounts are ₹ in Lakhs unless otherwise stated

| Particulars |  | As at September 30,<br>2024 | As at March 31,<br>2024 |
|-------------|--|-----------------------------|-------------------------|
| <b>A.</b>   | <b>Assets</b>  |                             |                         |
| 1           | <b>Non-current assets</b>  |                             |                         |
|             | a. Property, plant and equipment   | 537.20                      | 549.92                  |
|             | b. Intangible assets   | 1.97                        | 2.78                    |
|             | c. Intangible assets under development                                       | 49.78                       | 49.78                   |
|             | d. Investment in subsidiaries, associates, joint ventures & partnership firm | 2,642.13                    | 2,612.16                |
|             | e. Financial assets  |                             |                         |
|             | i. Other investments   | 0.25                        | 0.25                    |
|             | ii. Other financial assets   | 1,974.17                    | 1,723.95                |
|             | f. Non-current tax assets (net)  | 270.74                      | 227.10                  |
|             | g. Other non-current assets  | 491.92                      | 547.15                  |
|             | <b>Total non-current assets</b>  | <b>5,968.16</b>             | <b>5,713.09</b>         |
| 2           | <b>Current assets</b>  |                             |                         |
|             | a. Inventories   | 11,870.11                   | 10,955.20               |
|             | b. Financial Assets  |                             |                         |
|             | i. Trade receivables   | 3,151.74                    | 808.32                  |
|             | ii. Cash and cash equivalents  | 468.45                      | 235.74                  |
|             | iii. Bank balances other than (ii) above                                     | -                           | -                       |
|             | iv. Other financial assets   | 592.49                      | 913.20                  |
|             | c. Other current assets  | 314.82                      | 367.98                  |
|             | <b>Total current assets</b>  | <b>16,397.61</b>            | <b>13,280.44</b>        |
|             | <b>Total assets (1+2)</b>  | <b>22,365.76</b>            | <b>18,993.54</b>        |
| <b>B.</b>   | <b>Equity and liabilities</b>  |                             |                         |
| 1           | <b>Equity</b>  |                             |                         |
|             | a. Equity share capital  | 3,058.70                    | 3,058.70                |
|             | b. Other equity  | 4,941.36                    | 3,317.75                |
|             | <b>Total Equity</b>  | <b>8,000.06</b>             | <b>6,376.45</b>         |
|             | <b>Liabilities</b>   |                             |                         |
| 2           | <b>Non-current liabilities</b>   |                             |                         |
|             | a. Financial liabilities   |                             |                         |
|             | i. Borrowings  | 8,032.11                    | 8,174.87                |
|             | b. Provisions  | 51.91                       | 47.79                   |
|             | c. Deferred tax liability (net)  | 58.70                       | 27.99                   |
|             | <b>Total non-current liabilities</b>   | <b>8,142.72</b>             | <b>8,250.64</b>         |
| 3           | <b>Current liabilities</b>   |                             |                         |
|             | a. Financial liabilities   |                             |                         |
|             | i. Borrowings  | 60.51                       | 1,812.17                |
|             | ii. Trade payables   | 379.95                      | 402.23                  |
|             | iii. Other financial liabilities   | 790.87                      | 704.92                  |
|             | b. Provisions  | 32.98                       | 28.41                   |
|             | c. Other current liabilities   | 4,958.67                    | 1,418.71                |
|             | <b>Total current liabilities</b>   | <b>6,222.98</b>             | <b>4,366.44</b>         |
|             | <b>Total liabilities (2+3)</b>   | <b>14,365.70</b>            | <b>12,617.08</b>        |
|             | <b>Total Equity and Liabilities (1+2+3)</b>                                  | <b>22,365.76</b>            | <b>18,993.54</b>        |

For and on behalf of the Board

Place: Mumbai

Dated : November 13, 2024



*JB*  
Bhushan S. Nemlekar  
Whole Time Director  
DIN : 00043824

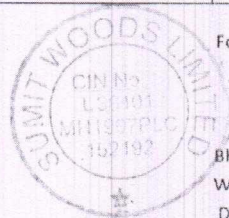


Sumit Woods Limited.

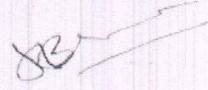
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CIN No. : L36101MH1997PLC152192

| Sumit Woods Limited<br>CIN : L36101MH1997PLC152192<br>Statement of Unaudited Standalone Statement of Cashflow for the half year ended September 30, 2024<br>All amounts are ₹ in Lakhs unless otherwise stated |  |                                       |   |
|--|--|---------------------------------------|---|
|  |  | For the period ended<br>Sept 30, 2024 | For the year ended<br>March 31, 2024<br>(Audited) |
| <b>1</b>   | <b>Cash flow from operating activities</b>                                       |                                       |   |
|  | Profit / (Loss) Before tax   | 534.82                                | 498.58  |
|  | Adjustments for :  |                                       |   |
|  | Depreciation, amortisation and impairment  | 16.78                                 | 41.84   |
|  | Finance costs  | 522.56                                | 1,092.04  |
|  | Unwinding of expenses for Security deposit as per Ind AS                         | 94.90                                 | 126.71  |
|  | Profit/loss on sale of property, plant & equipment                               | 0.06                                  | (0.13)  |
|  | Impact of Gratuity   | (5.46)                                | (11.48)   |
|  | Sundry Balances Written Off  | 8.52                                  | (1.15)  |
|  | Impairment losses  | -                                     | 502.35  |
|  | Interest income  | (160.79)                              | (204.32)  |
|  | <b>Operating profit before working capital changes</b>                           | <b>1,011.38</b>                       | <b>2,044.44</b>                                   |
|  | Adjustments for changes in :   |                                       |   |
|  | (Decrease)/Increase in Trade Payables  | (22.28)                               | 82.27   |
|  | (Increase)/Decrease in Trade receivables   | (2,343.42)                            | 441.71  |
|  | (Increase)/Decrease in Other assets  | 330.22                                | 364.51  |
|  | (Increase)/Decrease in Inventories   | (914.91)                              | (1,678.86)  |
|  | (Decrease)/Increase in Other Current Liabilities & Provisions                    | 3,630.88                              | 396.98  |
|  | <b>Cash generated from operations</b>  | <b>1,691.86</b>                       | <b>1,651.05</b>                                   |
|  | Income tax paid  | -                                     | -   |
|  | <b>[A]</b>   | <b>1,691.86</b>                       | <b>1,651.05</b>                                   |
| <b>2</b>   | <b>Cash flow from investing activities</b>                                       |                                       |   |
|  | Payments for acquisition of Property, Plant & Equipments                         | (3.45)                                | (7.64)  |
|  | Sale of Property, Plant & Equipments   | 0.14                                  | 0.39  |
|  | Interest received  | 73.99                                 | 22.96   |
|  | Fixed Deposits (Made) / Matured  | (86.94)                               | (117.98)  |
|  | Deposits for new Projects  | (116.14)                              | (777.19)  |
|  | Decrease/(increase) in non current loans and advances given [Net]                | -                                     | -   |
|  | Investment (made)/ withdrawn from Subsidiary, Associates, firms & Joint ventures | (29.97)                               | 106.12  |
|  | <b>[B]</b>   | <b>(162.37)</b>                       | <b>(773.34)</b>                                   |
| <b>3</b>   | <b>Cash flow from financing activities</b>                                       |                                       |   |
|  | Proceeds from/Repayments of borrowings [Net]                                     | (1,920.72)                            | 215.08  |
|  | Finance Cost   | (501.08)                              | (1,331.33)  |
|  | Money received against Issue of Share warrants                                   | 1,125.00                              | -   |
|  | <b>[C]</b>   | <b>(1,296.79)</b>                     | <b>(1,116.25)</b>                                 |
|  | <b>Net cash Inflow / (outflow) [A+B+C]</b>                                       | <b>232.70</b>                         | <b>(238.54)</b>                                   |
|  | Openings cash and cash equivalents   | 235.74                                | 474.28  |
|  | Closing cash and cash equivalents  | 468.44                                | 235.74  |

Place : Mumbai  
Dated : November 13, 2024



For and on behalf of the Board

  
Bhushan S. Nemlekar  
Whole Time Director  
DIN : 00043824



Sumit Woods Limited.

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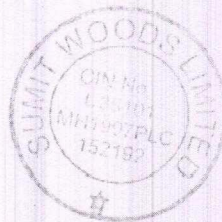
**SUMIT WOODS LIMITED**

Registered Office : B/1101, Express Zone, Opp Adani electricity office, Malad (East), Mumbai 400097, Maharashtra  
CIN: L36101MH1997PLC152192

**Notes:**

- 1 Pursuant to Regulation 33(3)(d) of the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirement) Regulation, 2015, we hereby confirm that the statutory Auditors of the Company M/s SSRV & Associates, Chartered Accountants (Firm Registration No. 135901W) have issued the Limited Review Report with unmodified opinion(s) in respect of Unaudited Financial Results for the half year and qtr ended on 30th September 2024.
- 2 The results prepared and presented in pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, which was reviewed by the Audit Committee and are approved by the Board of Directors of the Company at their meeting held on 13th November 2024. The Statutory Auditor of the company have expressed an Unmodified Opinion on the audited Standalone financial results for the half year ended 30th September 2024.
- 3 The above financial results have been prepared in accordance with the Indian Accounting Standards (referred to as "Ind AS") as prescribed under section 133 of the Companies Act, 2013 read with Companies (Indian Accounting Standards) Rules as amended from time to time.
- 4 The Company recognises revenue as per Ind AS 115 'Revenue from Contracts with Customers'. Our revenue is recognised over the time.
- 5 The revenue is recognised based on the percentage-of-completion method ("POC method") of accounting with cost of construction incurred for the respective projects determining the degree of completion of the performance obligation.
- 6 Upon project completion, the highest amount of revenue is recognized and recorded within the company's financial records. This is attributed to the practice of booking 100% of revenue for the apartments that have been sold & agreement registered subsequent to the issuance of the Occupancy Certificate.
- 7 The real estate sector exhibits inherent seasonality, resulting in fluctuating figures from one quarter to another. Hence the financial figures from quarter to quarter can vary.
- 8 The company is primarily engaged in the business of Real Estate. As such the company's financial statements are largely reflective of the Real Estate Business and there is no separate reportable segment. Pursuant to Ind AS 108 - Operating Segments, no segment disclosure has been made in these standalone financial statements, as the company has only one geographical segment and no other separate reportable business segment.
- 9 The figures for the quarter ended September 30, 2024 represents the balancing figure between the figures in respect of the six months ended September 30, 2024 and for the quarter ended June 30, 2024.
- 10 We have taken average closing price from NSE website for arriving at average market price during the period for calculation of Diluted EPS on issue of share warrants.
- 11 Corresponding figures for previous year/period have been regrouped/rearranged wherever necessary to make them comparable with current period's classification.
- 12 In pursuance of Section 115BAA of the Income Tax Act, the Company has an irrevocable option of shifting to lower tax rate and simultaneously forgo certain tax incentives including loss of accumulated MAT credit. The Company has opted for the same since the Financial year 2019-20
- 13 The Company has created an e-mail ID viz., cs@sumitwoods.com for the purpose of registering complaints by investors.

For and on behalf of the Board



PLACE: MUMBAI  
Dated : November 13, 2024

Bhushan S. Nemlekar  
Whole Time Director  
DIN : 00043824

Sumit Woods Limited.

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CIN No. : L36101MH1997PLC152192

**Independent Auditor's Review Report on Consolidated Quarterly and Half Yearly ended Unaudited Financial Results as on 30<sup>th</sup> September, 2024 of the Company pursuant to Regulation 33 and Regulation 52 read with Regulation 63(2) of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, amended.**

To,  
The Board of Directors,  
**Sumit Woods Limited**  
B-1101, Express Zone,  
Western Express Highway,  
Malad (East), Mumbai-400097.

1. We have reviewed the accompanying Statement of unaudited consolidated financial results of **SUMIT WOODS LIMITED** (hereinafter referred to as the 'Parent' or the ' Corporation') and its subsidiaries (the Parent and its subsidiaries together referred to as the ' Group'), and its share of the net profit/(loss) after tax and total comprehensive income of its associates and Joint Venture for the quarter ended 30th September 2024 (the 'Statement'), attached herewith, being submitted by the Parent pursuant to the requirements of Regulation 33 and Regulation 52 read with Regulation 63(2) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the ' Listing Regulations').
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 Indian Accounting Standard 34 "Interim Financial Reporting" (' Ind AS 34'), prescribed under Section 133 of the Companies Act, 2013, read with relevant rules issued thereunder (' Ind AS 34') and other accounting principles generally accepted in India and in compliance with Regulation. 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 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 SEBI under Regulation 33 (8) of the Listing Regulations, to the extent applicable.

4. The Statement includes the results of the following entities:

| Name of the Company                        | Relationship |
|--|--------------|
| Sumit Garden Grove Construction LLP        | LLP          |
| Milestone Constructions and developers LLP | LLP          |
| Sumit Star Land Developers LLP             | LLP          |
| Sumit Pragati Ventures LLP                 | LLP          |





|                                       |               |
|---------------------------------------|---------------|
| Sumit Pragati Shelters LLP            | LLP           |
| Homesync Real Estate Advisory Pvt Ltd | Subsidiary    |
| Mitasu Developers Pvt Ltd             | Subsidiary    |
| Sumit Matunga Builders Pvt Ltd        | Subsidiary    |
| Sumit Hills Pvt Ltd                   | Subsidiary    |
| Sumit Eminence Pvt Ltd                | Subsidiary    |
| Sumit Snehashish Venture              | Joint Venture |
| Sumit Snehashish Joint Venture        | Joint Venture |
| Sumit Kundil Joint Venture            | Joint Venture |
| Sumit Chetna Venture                  | Joint Venture |
| Sumit Pramukh Venture                 | Joint Venture |
| Sumit Reality Pvt Ltd                 | Associate     |
| Sumit Bhoomi Developers               | LLP           |
| Sumit Luxe Venture LLP                | LLP           |

5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of other auditors referred to in paragraph 6 below, 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 Ind AS 34 and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation including the manner in which it is to be disclosed, or that it contains any material misstatement.
6. We did not review the financial result of 2 Subsidiaries and 4 LLP's, which reflect total revenue (before consolidation adjustment) of Rs. 52.39 lakhs, total net Profit/(Loss) after tax (before consolidation adjustment) of Rs. 8.26 lakhs and total comprehensive income /(Loss) of Rs. Nil for the quarter ended 30<sup>th</sup> September, 2024 as considered in the statement. These Financial results have been received by other Auditors.
7. Attention is drawn to the fact that the figures for the quarter ended September 30, 2024 as reported in the Statement are the balancing figures between figures in respect of the six months ended September 30, 2024 and for the quarter ended June 30, 2024. Both the result for the quarter ended June 30, 2024 and six months ended September 30, 2024 have been prepared by the management in accordance with the recognition and measurement principles of IND AS 34 'Interim Financial Reporting' and on which we had already issued our unmodified conclusion on the same in the respective results.

Our opinion on the consolidated annual financial results is not modified in respect of the above matters.

**For S S R V & Associates**  
Chartered Accountants  
Firm Reg. No.: 135901W

**Vishnu Kant Kabra**  
Partner  
Membership No.: 403437  
Place: Mumbai  
Date: 13<sup>th</sup> November, 2024  
UDIN: 24403437BKALBT6555



**Statement of Consolidated Unaudited Results for the quarter and six months ended September 30, 2024**

All amounts are ₹ in Lakhs unless otherwise stated

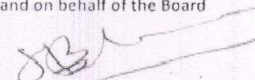
|      | Particulars  | For the Quarter Ended |                 |                 | For the Half Year Ended |                 | Year Ended       |
|------|--|-----------------------|-----------------|-----------------|-------------------------|-----------------|------------------|
|      |  | UnAudited             | UnAudited       | UnAudited       | UnAudited               | UnAudited       | Audited          |
|      |  | 30.09.2024            | 30.06.2024      | 30.09.2023      | 30.09.2024              | 30.09.2023      | 31.03.2024       |
| I    | Revenue from operations  | 4,571.63              | 3,238.06        | 3,861.52        | 7,809.69                | 7,220.99        | 18,046.45        |
| II   | Other income   | (149.74)              | 277.61          | 55.18           | 127.87                  | 92.67           | 200.72           |
| III  | <b>Total Income (I + II)</b>                                       | <b>4,421.89</b>       | <b>3,515.67</b> | <b>3,916.70</b> | <b>7,937.56</b>         | <b>7,313.66</b> | <b>18,247.17</b> |
| IV   | <b>Expenses</b>  |                       |                 |                 |                         |                 |                  |
|      | Purchases  | 359.07                | 392.11          | 331.00          | 751.78                  | 584.85          | 1,203.79         |
|      | Changes in inventories   | (239.76)              | 353.73          | 197.10          | 113.97                  | 257.89          | 1,877.10         |
|      | Employee benefits expenses   | 356.65                | 357.22          | 356.86          | 713.87                  | 686.52          | 1,389.35         |
|      | Construction and Development Expenses                              | 3,214.08              | 1,746.27        | 2,349.99        | 4,960.35                | 4,373.05        | 9,719.12         |
|      | Finance costs  | 313.19                | 309.49          | 415.98          | 622.68                  | 824.97          | 1,732.44         |
|      | Depreciation and amortisation expense                              | 12.72                 | 12.66           | 14.82           | 25.38                   | 29.05           | 59.85            |
|      | Impairment losses  | -                     | -               | -               | -                       | -               | 502.35           |
|      | Administration and other expense                                   | 136.42                | 135.10          | 138.52          | 271.52                  | 232.39          | 471.41           |
|      | <b>Total Expenses (IV)</b>   | <b>4,152.96</b>       | <b>3,306.59</b> | <b>3,804.93</b> | <b>7,459.55</b>         | <b>6,988.72</b> | <b>16,955.41</b> |
| V    | Share of profit of associate                                       | (24.33)               | (0.02)          | (0.02)          | (24.36)                 | (0.66)          | (0.87)           |
| VI   | Share of profit of joint ventures                                  | (1.36)                | (0.39)          | (0.92)          | (1.75)                  | (1.74)          | (6.22)           |
| VII  | <b>Profit / (Loss) before tax (III-IV+V+VI)</b>                    | <b>243.23</b>         | <b>208.67</b>   | <b>110.83</b>   | <b>451.90</b>           | <b>322.54</b>   | <b>1,284.67</b>  |
|      | <b>Tax Expenses</b>  |                       |                 |                 |                         |                 |                  |
|      | Current tax  | -                     | -               | 12.37           | -                       | 66.18           | 268.27           |
|      | Deferred tax   | (12.19)               | 37.98           | 4.16            | 25.79                   | 0.41            | (24.16)          |
|      | Excess Provision of Earlier Years written back                     | -                     | -               | -               | -                       | -               | 4.12             |
| VIII | <b>Total tax expense</b>   | <b>(12.19)</b>        | <b>37.98</b>    | <b>16.53</b>    | <b>25.79</b>            | <b>66.59</b>    | <b>248.23</b>    |
| IX   | <b>Profit / (Loss) for the year (VII-VIII)</b>                     | <b>255.42</b>         | <b>170.69</b>   | <b>94.30</b>    | <b>426.11</b>           | <b>255.95</b>   | <b>1,036.44</b>  |
|      | <b>Other comprehensive income</b>                                  |                       |                 |                 |                         |                 |                  |
|      | Items that will not be reclassified subsequently to profit or loss |                       |                 |                 |                         |                 |                  |
|      | Remeasurements of the defined benefit plans (net of taxes)         | (2.05)                | (2.04)          | (6.06)          | (4.09)                  | (12.12)         | (8.59)           |
| X    | <b>Total other comprehensive income/(loss)</b>                     | <b>(2.05)</b>         | <b>(2.04)</b>   | <b>(6.06)</b>   | <b>(4.09)</b>           | <b>(12.12)</b>  | <b>(8.59)</b>    |
| XI   | <b>Total comprehensive income for the period (IX+X)</b>            | <b>253.37</b>         | <b>168.65</b>   | <b>88.24</b>    | <b>422.02</b>           | <b>243.83</b>   | <b>1,027.85</b>  |
|      | <b>Profit for the period attributable:</b>                         |                       |                 |                 |                         |                 |                  |
|      | - Owners of the Company  | 225.12                | 161.30          | 69.06           | 386.42                  | 222.02          | 899.30           |
|      | - Non-controlling interests  | 30.30                 | 9.39            | 25.24           | 39.69                   | 33.93           | 137.14           |
|      |  | <b>255.42</b>         | <b>170.69</b>   | <b>94.30</b>    | <b>426.11</b>           | <b>255.95</b>   | <b>1,036.44</b>  |
|      | <b>Other comprehensive income for the period:</b>                  |                       |                 |                 |                         |                 |                  |
|      | - Owners of the Company  | (2.05)                | (2.04)          | (6.06)          | (4.09)                  | (12.12)         | (8.59)           |
|      | - Non-controlling interests  | -                     | -               | -               | -                       | -               | -                |
|      |  | <b>(2.05)</b>         | <b>(2.04)</b>   | <b>(6.06)</b>   | <b>(4.09)</b>           | <b>(12.12)</b>  | <b>(8.59)</b>    |
|      | <b>Total comprehensive income for the period:</b>                  |                       |                 |                 |                         |                 |                  |
|      | - Owners of the Company  | 223.07                | 159.26          | 63.00           | 382.33                  | 209.90          | 890.71           |
|      | - Non-controlling interests  | 30.30                 | 9.39            | 25.24           | 39.69                   | 33.93           | 137.14           |
|      |  | <b>253.37</b>         | <b>168.65</b>   | <b>88.24</b>    | <b>422.02</b>           | <b>243.83</b>   | <b>1,027.85</b>  |
| XII  | Paid up share capital (par value ₹10/- each, fully paid)           | 3,058.70              | 3,058.70        | 3,058.70        | 3,058.70                | 3,058.70        | 3,058.70         |
| XIII | Earnings per equity share (par value ₹10/- each)**                 |                       |                 |                 |                         |                 |                  |
|      | (a) Basic (in ₹)   | 0.74                  | 0.53            | 0.23            | 1.26                    | 0.73            | 2.94             |
|      | (b) Diluted (in ₹)   | 0.58                  | 0.42            | 0.19            | 0.99                    | 0.61            | 2.44             |

\*\* EPS is not annualized for the quarter & half year ended September 30, 2024, quarter ended June 30, 2024 & quarter & half year ended September 30, 2023.

Place : Mumbai  
Dated : November 13, 2024



For and on behalf of the Board

  
Bhushan S. Nemlekar  
Whole time Director  
DIN : 00043824

Sumit Woods Limited.

B - 1101, Express Zone, Diagonally Opp. to Oberoi Mall, Malad (East), Mumbai - 400 097.  
Tel : 022- 2874 9966 / 77 • Fax : 022-2874 3377 • Email : [contact@sumitwoods.com](mailto:contact@sumitwoods.com) • [www.sumitwoods.com](http://www.sumitwoods.com)  
CIN No. : L36101MH1997PLC152192

**SUMIT WOODS LIMITED**  
CIN: L36101MH1997PLC152192  
**Statement of Unaudited Consolidated Balance sheet as at September 30, 2024**  
All amounts are ₹ in Lakhs unless otherwise stated

| Particulars  | As at Sept 30, 2024 | As at March 31, 2024 |
|--|---------------------|----------------------|
| <b>A. Assets</b>                                   |                     |                      |
| <b>1 Non-current assets</b>                        |                     |                      |
| a. Property, plant and equipment                   | 598.13              | 614.56               |
| b. Intangible assets                               | 3.22                | 4.23                 |
| c. Intangible assets under development             | 54.28               | 54.28                |
| d. Investment in associates and joint ventures     | 876.46              | 886.40               |
| e. Financial assets                                |                     |                      |
| i. Other investments                               | 0.25                | 0.25                 |
| ii. Other financial assets                         | 2,095.12            | 1,897.56             |
| f. Non-current tax assets (net)                    | 313.31              | 227.10               |
| g. Other non-current assets                        | 615.62              | 563.81               |
| <b>Total non-current assets</b>                    | <b>4,556.39</b>     | <b>4,248.18</b>      |
| <b>2 Current assets</b>                            |                     |                      |
| a. Inventories                                     | 16,907.93           | 17,021.91            |
| b. Financial Assets                                |                     |                      |
| i. Trade receivables                               | 4,044.41            | 3,870.03             |
| ii. Cash and cash equivalents                      | 1,216.39            | 407.37               |
| iii. Bank balances other than (ii) above           | -                   | 0.41                 |
| iv. Other financial assets                         | 921.58              | 607.17               |
| c. Current tax assets (net)                        | 61.72               | 43.18                |
| d. Other current assets                            | 496.54              | 639.14               |
| <b>Total current assets</b>                        | <b>23,648.57</b>    | <b>22,589.21</b>     |
| <b>Total assets (1+2)</b>                          | <b>28,204.95</b>    | <b>26,837.38</b>     |
| <b>B. Equity and liabilities</b>                   |                     |                      |
| <b>1 Equity</b>                                    |                     |                      |
| a. Equity share capital                            | 3,058.70            | 3,058.70             |
| b. Other equity                                    | 6,050.57            | 4,543.23             |
| Equity attributable to shareholders of the Company | 9,109.27            | 7,601.93             |
| c. Non-controlling interests                       | 2,493.67            | 2,476.96             |
| <b>Total equity</b>                                | <b>11,602.94</b>    | <b>10,078.89</b>     |
| <b>Liabilities</b>                                 |                     |                      |
| <b>2 Non-current liabilities</b>                   |                     |                      |
| a. Financial liabilities                           |                     |                      |
| i. Borrowings                                      | 8,825.91            | 10,316.11            |
| b. Provisions                                      | 51.91               | 47.79                |
| c. Deferred tax liability (net)                    | 56.64               | 32.22                |
| <b>Total non-current liabilities</b>               | <b>8,934.46</b>     | <b>10,396.12</b>     |
| <b>3 Current liabilities</b>                       |                     |                      |
| a. Financial liabilities                           |                     |                      |
| i. Borrowings                                      | 343.28              | 1,626.64             |
| ii. Trade payables                                 | 561.95              | 1,184.18             |
| iii. Other financial liabilities                   | 1,435.82            | 1,189.62             |
| b. Current tax liabilities (net)                   | 39.18               | 166.51               |
| c. Provisions                                      | 32.98               | 28.41                |
| d. Other current liabilities                       | 5,254.33            | 2,167.01             |
| <b>Total current liabilities</b>                   | <b>7,667.54</b>     | <b>6,362.37</b>      |
| <b>Total liabilities (2+3)</b>                     | <b>16,602.00</b>    | <b>16,758.49</b>     |
| <b>Total Equity and Liabilities (1+2+3)</b>        | <b>28,204.95</b>    | <b>26,837.38</b>     |

For and on behalf of the Board



Bhushan S. Nemlekar  
Whole time Director  
DIN : 00043824

PLACE: MUMBAI  
Dated : November 13, 2024



Sumit Woods Limited.

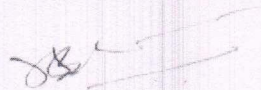
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CIN No. : L36101MH1997PLC152192

**SUMIT WOODS LIMITED**  
CIN: L36101MH1997PLC152192

Statement of Unaudited Consolidated Statement of Cashflow for the half year ended September 30, 2024

| Particulars |   | For the period ended<br>Sept 30, 2024 | For the year ended<br>March 31, 2024 |
|-------------|---|---------------------------------------|--------------------------------------|
| <b>1</b>    | <b>Cash flow from operating activities</b>                    |                                       |                                      |
|             | Profit / (Loss) Before tax                                    | 478.01                                | 1,291.76                             |
|             | Adjustments for :   |                                       |                                      |
|             | Depreciation, amortisation and impairment                     | 25.38                                 | 59.85                                |
|             | Finance costs   | 622.68                                | 1,732.44                             |
|             | Unwinding of expenses for Security deposit as per Ind AS      | 94.90                                 | 140.30                               |
|             | Impact of Gratuity  | (5.46)                                | (11.48)                              |
|             | Interest income   | (133.71)                              | (185.53)                             |
|             | Sundry Balances Written Off                                   | 8.57                                  | (0.95)                               |
|             | Impairment losses   | -                                     | 502.35                               |
|             | Profit on Sale of Property, plant and equipment               | 0.06                                  | 2.71                                 |
|             | <b>Operating profit before working capital changes</b>        | <b>1,090.41</b>                       | <b>3,531.45</b>                      |
|             | Adjustments for changes in :                                  |                                       |                                      |
|             | (Decrease)/Increase in Trade Payables                         | (622.23)                              | 87.97                                |
|             | (Increase)/Decrease in Trade receivables                      | (174.38)                              | (1,346.95)                           |
|             | (Increase)/Decrease in Other assets                           | (260.72)                              | (253.50)                             |
|             | (Increase)/Decrease in Inventories                            | 113.98                                | 1,877.09                             |
|             | (Decrease)/Increase in Other Current Liabilities & Provisions | 3,348.39                              | (185.72)                             |
|             | <b>Cash generated from operations</b>                         | <b>3,495.44</b>                       | <b>3,710.35</b>                      |
|             | Income tax paid/(Refund Received)                             | (143.17)                              | (111.38)                             |
|             |   | <b>[A]</b>                            | <b>3,352.27</b>                      |
| <b>2</b>    | <b>Cash flow from investing activities</b>                    |                                       |                                      |
|             | Payments for acquisition of assets                            | (8.16)                                | (15.61)                              |
|             | Sale/Amt recovered of Property, Plant & Equipments            | 0.14                                  | 11.39                                |
|             | Interest received   | 11.98                                 | 44.27                                |
|             | Fixed Deposits (Made) / Matured                               | (46.94)                               | 25.63                                |
|             | Deposites for new Projects                                    | (175.18)                              | (601.70)                             |
|             | Investment (made)/ withdrawn from Associates & Joint ventures | (16.17)                               | 23.29                                |
|             |   | <b>[B]</b>                            | <b>(234.32)</b>                      |
| <b>3</b>    | <b>Cash flow from financing activities</b>                    |                                       |                                      |
|             | Proceeds from/Repayments of borrowings [Net]                  | (2,826.49)                            | (2,003.60)                           |
|             | Finance Cost  | (564.94)                              | (1,332.09)                           |
|             | Introduction of capital / (withdrawal) by NCI                 | (42.50)                               | 111.24                               |
|             | Money received against Issue of Share warrants                | 1,125.00                              | -                                    |
|             |   | <b>[C]</b>                            | <b>(2,308.93)</b>                    |
|             | <b>Net cash Inflow / (outflow) [A+B+C]</b>                    | <b>809.02</b>                         | <b>(138.23)</b>                      |
|             | Openings cash and cash equivalents                            | 407.37                                | 545.60                               |
|             | Closing cash and cash equivalents                             | 1,216.39                              | 407.37                               |

For and on behalf of the Board

**Bhushan S. Nemlekar**  
Whole Time Director  
DIN : 00043824

Place: Mumbai  
Dated : November 13, 2024



Sumit Woods Limited.

B - 1101, Express Zone, Diagonally Opp. to Oberoi Mall, W.E.Highway, Malad (East), Mumbai - 400 097  
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**SUMIT WOODS LIMITED**

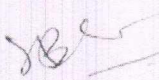
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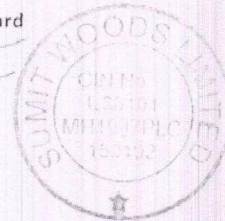
Registered Office : B/1101, Express Zone, Opp Adani electricity office, Malad (East), Mumbai 400097,  
Maharashtra

**Notes:**

- 1 Pursuant to Regulation 33 (3)(d) of the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirement) Regulation, 2015, we hereby confirm that the statutory Auditors of the Company M/s SSRV & Associates, Chartered Accountants (Firm Registration No. 135901W) have issued the Audit report for consolidated financial results with unmodified opinion for the Half year ended 30th September 2024.
- 2 The above results have been reviewed by the Audit Committee and are approved by the Board of Directors of the Company at their meeting held on 13th November 2024. The Statutory Auditor of the company have expressed an Unmodified Opinion on the audited Consolidated financial results for the Half year ended 30th September 2024.
- 3 The above financial results have been prepared in accordance with the Indian Accounting Standards (referred to as "Ind AS ") as prescribed under section 133 of the Companies Act,2013 read with Companies (Indian Accounting Standards) Rules as amended from time to time.
- 4 The Company recognises revenue as per Ind AS 115 'Revenue from Contracts with Customers'. Our revenue is recognised over the time.
- 5 The revenue is recognised based on the percentage-of-completion method ("POC method") of accounting with cost of construction incurred for the respective projects determining the degree of completion of the performance obligation.
- 6 Upon project completion, the highest amount of revenue is recognized and recorded within the company's financial records. This is attributed to the practice of booking 100% of revenue for the apartments that have been sold & agreement registered subsequent to the issuance of the Occupancy Certificate.
- 7 The real estate sector exhibits inherent seasonality, resulting in fluctuating figures from one quarter to another. Hence the financial figures from quarter to quarter can vary.
- 8 The company is primarily engaged in the business of Real Estate . As such the company's financial statements are largely reflective of the Real Estate Business and there is no separate reportable segment. Pursuant to Ind AS 108 - Operating Segments, no segment disclosure has been made in these Consolidated financial statements, as the company has only one geographical segment and no other separate reportable business segment.
- 9 The figures for the quarter ended September 30, 2024 represents the balancing figure between the figures in respect of the six months ended September 30, 2024 and for the quarter ended June 30, 2024.
- 10 We have taken average closing price from NSE website for arriving at average market price during the period for calculation of Diluted EPS on issue of share warrants.
- 11 Corresponding figures for previous year/period have been regrouped/rearranged wherever necessary to make them comparable with current period's classification.
- 12 In pursuance of Section 115BAA of the Income Tax Act, the Company has an irrevocable option of shifting to lower tax rate and simultaneously forgo certain tax incentives including loss of accumulated MAT credit. The Company has opted for the same since the Financial year 2019-20.
- 13 The Company has created an e-mail ID viz., cs@sumitwoods.com for the purpose of registering complaints by investors.

For and on behalf of the Board

  
Bhushan S. Nemlekar  
Whole time Director  
DIN : 00043824



PLACE: MUMBAI

DATED: 13 November, 2024

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