



February 14, 2023

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

Sub: Regulation 30 read with Schedule III of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing regulations") - Updates

Pursuant to Regulation 30 & 33 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the regulations), we hereby inform the exchange that the on the recommendation of the Audit Committee/ Board of Directors of the Company at its meeting held on Tuesday, February 14, 2023 has inter alia ;

1. Considered and approved the Unaudited (Standalone & Consolidate) Financial Results along with Limited Review Report, issued by our Statutory Auditors M/s. Bansal Bansal & Co., Chartered Accountants for the quarter ended on 31st December, 2022.
2. Considered, approved and recommended the sale/disposal off the identified business undertaking of our Project "Poddar Riveria" situated at Mahral, Kalyan pursuant to section 180(1)(a) of the Companies Act, 2013 to Runwal Developers Private Limited by way of slump sale, which is subject to approval of shareholders.
3. Accepted the Resignation of Mr. Shrikant Tembey, as an Independent Director w.e.f 14th February, 2023.
4. The Notice of Postal Ballot and to authorize Mr. Rohitashwa Poddar Managing Director or Mr. Vimal Tank, Company Secretary of the Company to do the needful.

The Board meeting was commenced at 04.00 p.m. and concluded at 06.30 p.m.

Kindly take the above information on records.

Thanking You,
Yours faithfully,

For Poddar Housing and Development Limited

(Vimal Tank)

Company Secretary

Bansal Bansal & Co.

Chartered Accountants

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

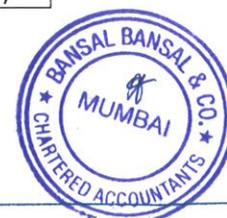
To
**The Board of Directors of
Poddar Housing and Development Limited**

1. We have reviewed the accompanying unaudited consolidated Ind AS financial statements of **PODDAR HOUSING AND DEVELOPMENT LTD.** ("the Parent Company") and its subsidiary (the Parent Company and its subsidiaries together referred to as "the Group"), and its share of net loss after tax and total comprehensive loss of its jointly controlled entities for the quarter ended **31st December 2022** and year-to-date results for the period from **01st April 2022 to 31st December 2022** ('the statement') being submitted by the parent company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
2. This Statement, which is the responsibility of the Parent's Management and approved by the Parent's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34") as prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India (ICAI). A review of interim financial information consists of making inquiries, primarily of Parent's personnel responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing specified under Section 143(10) of the Companies Act, 2013 and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

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.

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

Sr. No.	Name of the Entity	Relationship
1	Poddar Housing And Development Limited	Parent Company
2	Poddar Habitat Private Limited	Subsidiary Company
3	Shiv Shakti Developers	Subsidiary
4	Chaitanya Anant Nirvan LLP	Jointly Controlled Entity



Bansal Bansal & Co.

Chartered Accountants

5. Based on our review conducted and procedures performed as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement of unaudited financial results, prepared in accordance with the recognition and measurement principles laid down in the applicable Indian Accounting Standard ("Ind AS") as specified under section 133 of the Companies Act, 2013, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.
6. We would like to draw your attention to **Note 6** to the consolidated Ind AS Financial Results, which states the unpaid TDS liability and unpaid interest as on period ending 31st December 2022.

Our opinion is not modified in respect of above matter.

7. We did not review the interim financial information of 2 subsidiary and 1 joint controlled entities included in the consolidated unaudited financial results, whose interim financial information reflect **total revenues of Rs. 642.10 lakhs, total net profit after tax of Rs. 361.85 lakhs** and **total comprehensive loss of Rs. 361.85 lakhs** for the period ended 31st December, 2022, as considered in the Statement.
8. These interim financial information/financial results of Poddar Habitat Private Limited (**Subsidiary**), Shiv Shakti Developers (**Subsidiary**) and Chaitanya Anant Nirvan LLP (**Joint Controlled Entity**) have not been reviewed by other auditor and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of the subsidiaries and jointly controlled entity, is based solely on the certified interim financials provided by the management and the procedures performed by us as stated in paragraph 3 above.

Our conclusion on the Statement is not modified in respect of our reliance on the interim financial information certified by the Management.



For Bansal Bansal & Co.
Chartered Accountants
FRN: 100986W

Pratik Kothari
Partner

Membership No.148445

Place : Mumbai
Dated : 14th February 2023
UDIN : 23148445BGWDBT2352

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

To
The Board of Directors of
Poddar Housing and Development Limited

1. We have reviewed the accompanying statement of unaudited standalone Ind AS financial results of **PODDAR HOUSING AND DEVELOPMENT LTD.** ("the Company") for the quarter ended **31ST December 2022** and year to date results for the period from **01ST April 2022 to 31ST December 2022** together with notes thereon ("the Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('the Regulation'), as amended.
2. This Statement, which is the responsibility of the Company's Management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34") as prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review in accordance with the Standard on Review Engagements (SRE) 2410 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity', issued by the Institute of Chartered Accountants of India (ICAI). A review of interim financial information consists of making inquiries, primarily of the Company's personnel responsible for financial and accounting matters and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing specified under section 143(10) of the Companies Act, 2013 and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

This Statement includes the results of the following entities (Jointly Controlled Entity):

- a. Chaitanya Anant Nirvan LLP (Formerly - Poddar Anantah Nirvana LLP)
4. Based on our review conducted and procedures performed as stated in paragraph 3, nothing has come to our attention that causes us to believe that the accompanying unaudited standalone financial results, prepared in accordance with the recognition and measurement principles laid down in the applicable Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other recognised accounting practices and policies generally accepted in India, has not disclosed the information required to be disclosed in terms of the Regulation, read with the Circular, including the manner in which it is to be disclosed, or that it contains any material misstatement.



5. We would like to draw your attention to **Note 6** to the standalone Ind AS Financial Results, which states the unpaid TDS liability and unpaid interest as on period ending 31st December 2022.

Our opinion is not modified in respect of above matter.

6. We did not review the interim financial information of jointly controlled entity included in the standalone unaudited financial results, whose interim financial information reflect **Total Revenues of Rs. Nil , Total Net Loss after tax of Rs. Nil and Total Comprehensive (Loss) of Rs. Nil** for the quarter ended 31st December 2022, as considered in the Statement.
7. The interim financial information/financial result of 1 jointly controlled entity have not been reviewed by other auditors and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of jointly controlled entities, is based solely on the certified interim financial statement provided by the management and the procedures performed by u`s 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

A handwritten signature in blue ink, appearing to read "Pratik Kothari".

Pratik Kothari
Partner

Membership No.148445

Place : Mumbai
Dated : 14th February 2023
UDIN : 23148445BGWDBU6072



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

No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2022 (Un-audited)	30.09.2022 (Un-audited)	31.12.2021 (Un-audited)	31.12.2022 (Un-audited)	31.12.2021 (Un-audited)	31-03-2022 (Audited)
1	Income from operations						
	i. Revenue from Operations	21.94	620.69	1,660.33	1,463.10	4,307.88	6,301.51
	ii. Other Income	8.65	58.70	(12.10)	69.59	9.78	48.69
	Total income from operations (net)	30.59	679.39	1,648.23	1,532.69	4,317.66	6,350.20
2	Expenses						
	i. Cost of Construction	802.59	2,936.18	2,677.15	6,427.15	8,093.70	11,162.50
	ii. Changes in Inventories of WIP and Finished goods	(758.40)	(1,726.72)	(1,163.87)	(4,391.16)	(4,164.22)	(5,973.99)
	iii. Employee Benefit Expenses	152.50	132.71	101.61	421.46	308.37	344.99
	iv. Depreciation and Amortisation Expenses	17.23	4.40	7.80	25.07	25.09	29.49
	v. Finance Costs	1,412.12	775.71	344.17	2,700.14	987.19	1,507.61
	vi. Other Expenses	144.74	106.10	544.91	488.34	1,205.13	1,538.28
	Total expenses	1,770.78	2,228.38	2,511.77	5,671.00	6,455.26	8,608.88
3	Profit / (Loss) before tax	(1,740.19)	(1,548.99)	(863.54)	(4,138.31)	(2,137.60)	(2,258.68)
4	Tax expense:						
	i. Current Tax Expense/ (Benefit)	-	-	-	-	-	(51.00)
	ii. Deferred Tax Expense/ (Benefit)	(438.00)	(385.43)	(204.18)	(1,041.61)	(524.86)	(481.65)
	Total Tax Expense/ (Benefit)	(438.00)	(385.43)	(204.18)	(1,041.61)	(524.86)	(532.65)
5	Net Profit/ (Loss) after tax	(1,302.19)	(1,163.56)	(659.36)	(3,096.70)	(1,612.74)	(1,726.03)
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	-	-	-	-	-	(8.53)
	- Gain on fair valuation of equity instruments	-	1.10	9.55	-	23.37	8.50
	- Gain/(Loss) on fair valuation of Subsidiary	-	(1,450.00)	-	(1,450.00)	-	-
	- Gain/(Loss) on fair valuation of LLP	-	(721.94)	-	(721.94)	-	-
	- Deferred tax expense/(income) relating to these items	-	0.28	0.01	-	5.35	(0.01)
	Other comprehensive income for the year (net of tax)	-	(2,171.12)	9.54	(2,171.94)	18.02	(0.02)
7	Total comprehensive income for the year (net of tax)	(1,302.19)	(3,334.68)	(649.82)	(5,268.64)	(1,594.72)	(1,726.05)
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	(20.62)	(18.42)	(10.44)	(49.03)	(25.54)	(27.33)
	ii. Diluted	(20.62)	(18.42)	(10.44)	(49.03)	(25.54)	(27.33)

Notes :

- The standalone financial results for the quarter and half year ended December 31, 2022 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on November 12, 2022. The Statutory Auditors have expressed a unmodified audit opinion. The standalone financial results are prepared in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013, read with Rule 3 of the Companies (Indian Accounting Standards) Rule, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016.
- The Company operates only in 'construction, development and sale of real estate' segment and operates only in India accordingly segment related information is same as reflected in the financial results.
- Previous period figures have been regrouped / rearranged and re-classified wherever necessary to confirm to current period's classification.
- During the previous year w.e.f. April 01, 2021 the following jointly controlled entities have become subsidiaries of the Company
 - Nav Nirman Agro
 - Shiv Shakti Developers
- During the current year w.e.f. November 12, 2022 the following jointly controlled entities and subsidiaries investment are sold out and now they are not subsidiaries of the Company
 - Nav Nirman Agro
 - Poddar Buildcon Private Limited
 - Poddar Buildtech Private Limited
- As on today the outstanding statutory liabilities towards Tax Deducted at Source (TDS) for the period up to of December 2022 is Rs. 247.38 Lakh and Int. on Financial Institution Rs. 97.82 Lakhs.
- The Board of Directors, on recommendation of the Audit Committee had approved to transfer/sale of identified business undertaking 1 & business undertaking 2 in its meeting dated 12th November 2022 which was subsequently rejected by the shareholders in its meeting dated 16th December 2022.

For Poddar Housing and Development Limited

Rohitashwa Poddar

Rohitashwa Poddar
Managing Director

Date: February 14, 2023
Place: Mumbai



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

No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2022	30.09.2022	31.12.2021	31.12.2022	31.12.2021	31-03-2022
		(Un-audited)	(Un-audited)	(Un-audited)	(Un-audited)	(Un-audited)	(Audited)
1	Income from operations						
	i. Revenue from Operations	183.33	780.56	1,660.87	1,624.49	4,308.62	6,349.54
	ii. Other Income	489.90	97.51	19.72	550.84	108.15	204.26
	Total income from operations (net)	673.23	878.07	1,680.59	2,175.33	4,416.77	6,553.80
2	Expenses						
	i. Cost of Construction	802.92	2,936.41	2,677.15	6,427.47	8,093.70	11,162.71
	ii. Changes in Inventories of WIP and Finished goods	(615.20)	(1,583.42)	(1,163.88)	(4,247.96)	(4,164.23)	(5,935.45)
	iii. Employee Benefit Expenses	155.07	133.99	107.93	424.03	342.37	388.68
	iv. Depreciation and Amortisation Expenses	18.01	4.66	8.30	25.85	25.85	30.51
	v. Finance Costs	1,516.58	802.03	395.60	2,804.60	1,213.22	1,776.25
	vi. Other Expenses	174.74	116.20	555.02	518.34	1,233.24	1,601.85
	Total expenses	2,052.12	2,409.87	2,580.12	5,952.33	6,744.15	9,024.55
3	Profit / (Loss) before tax	(1,378.89)	(1,531.80)	(899.53)	(3,777.00)	(2,327.38)	(2,470.75)
4	Tax expense:						
	i. Current Tax Expense/ (Benefit)	-	-	-	-	-	(50.75)
	ii. Deferred Tax Expense/ (Benefit)	(439.41)	(385.98)	(204.18)	(1,043.02)	(524.86)	481.65
	Total Tax Expense/ (Benefit)	(439.41)	(385.98)	(204.18)	(1,043.02)	(524.86)	430.90
5	Net Profit/ (Loss) after tax	(939.48)	(1,145.82)	(695.35)	(2,733.98)	(1,802.52)	(2,901.65)
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	-	-	-	-	-	(8.53)
	- Gain on fair valuation of equity instruments	-	-	9.55	-	23.37	8.50
	- Gain/(Loss) on fair valuation of LLP	-	(721.94)	-	(721.94)	-	-
	- Deferred tax expense/(income) relating to these items	-	-	0.01	-	5.35	(0.01)
	Other comprehensive income for the year (net of tax)	-	(721.94)	9.54	(721.94)	18.02	(0.02)
7	Total comprehensive income for the year (net of tax)	(939.48)	(1,867.76)	(685.81)	(3,455.92)	(1,784.50)	(2,901.67)
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	(14.88)	(18.14)	(11.01)	(43.29)	(28.54)	(45.95)
	ii. Diluted	(14.88)	(18.14)	(11.01)	(43.29)	(28.54)	(45.95)

Notes :

- The consolidated financial results for the quarter ended December 31, 2022 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on November 12, 2022. The Statutory Auditors have expressed a unmodified audit opinion. The consolidated financial results are prepared in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013, read with Rule 3 of the Companies (Indian Accounting Standards) Rule, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016.
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- Previous period figures have been regrouped / rearranged and re-classified wherever necessary to confirm to current period's classification.
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 - Nav Nirman Agro
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- During the current year w.e.f. November 12, 2022 the following jointly controlled entities and subsidiaries investment are sold out and now they are not subsidiaries of the Company
 - Nav Nirman Agro
 - Poddar Buildcon Private Limited
 - Poddar Buildtech Private Limited
- As on today the outstanding statutory liabilities towards Tax Deducted at Source (TDS) for the period up to of December 2022 is Rs. 250.19 Lakh and interest on Financial Institutions is 26 Lac
- The Board of Directors, on recommendation of the Audit Committee had approved to transfer/sale of identified business undertaking 1 & business undertaking 2 in its meeting dated 12th November 2022 which was subsequently rejected by the shareholders in its meeting dated 16th December 2022.

For Poddar Housing and Development Limited

Rohitashwa Poddar
Managing Director

Date: February 14, 2023
Place: Mumbai