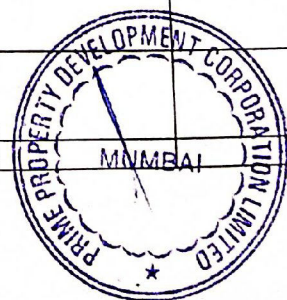




PRIME

PROPERTY DEVELOPMENT CORPORATION LTD.

STATEMENT OF UNAUDITED STANDALONE RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30TH SEPTEMBER 2021							In Lakhs
Sr. No.	Particulars	STANDALONE RESULTS					
		Quarter ended			Half Year Ended		Year ended
		30.09.2021 UnAudited	30.06.2021 UnAudited	30.09.2020 UnAudited	30.09.2021 UnAudited	30.09.2020 UnAudited	31.03.2021 Audited
I	Revenue related to operations	(378.53)	258.13	-	(120.40)	-	127.63
II	Other income	-	-	8.35	-	17.93	-
III	Total Income (I + II)	(378.53)	258.13	8.35	(120.40)	17.93	127.63
IV	Expenses:						
	(a) Cost of materials consumed	-	-	-	-	-	-
	(b) Purchases of stock-in-trade	-	-	-	-	-	-
	(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	-	-	-	-	-	-
	(d) Employee benefits expense	9.27	9.14	5.54	18.41	11.07	37.73
	(e) Finance Costs	1.03	11.54	-	12.57	-	11.89
	(f) Depreciation and amortisation expense	10.28	1.89	2.06	12.17	4.17	7.93
	(g) Other expenses	73.20	78.69	17.74	151.89	44.48	2,183.01
	Total expenses (IV)	93.78	101.26	25.33	195.05	59.72	2,240.56
V	Profit / (Loss) before exceptional items and tax (I - IV)	(472.31)	156.87	(16.98)	(315.45)	(41.79)	(2,112.93)
VI	Exceptional items	-	-	-	-	-	-
VII	Profit / (Loss) before extraordinary items and tax (V - VI)	(472.31)	156.87	(16.98)	(315.45)	(41.79)	(2,112.93)
VIII	Tax expense:						
	- Current tax	-	-	-	-	-	(28.30)
	- Deferred tax	-	-	-	-	-	0.18
	Total Tax Expense	-	-	-	-	-	(28.12)
IX	Profit / (Loss) for the period from continuing operations (VII - VIII)	(472.31)	156.87	(16.98)	(315.45)	(41.79)	(2,084.81)
X	Profit / (Loss) from discontinued operations						
XI	Tax expense of discontinued operations						
XII	Profit / (Loss) from discontinued operations (after tax) (X - XI)						
XIII	Profit (Loss) for the period (IX + XII)	(472.31)	156.87	(16.98)	(315.45)	(41.79)	(2,084.81)
XIV	Other Comprehensive income						
	A. (i) Items that will not be reclassified to profit or loss	0.27	1.17	0.06	1.44	0.30	7.45
	(ii) Income tax relating to items that will not be reclassified to profit or loss						
	B. (i) Items that will be reclassified to profit or loss						
	(ii) Income tax relating to items that will be reclassified to profit or loss						



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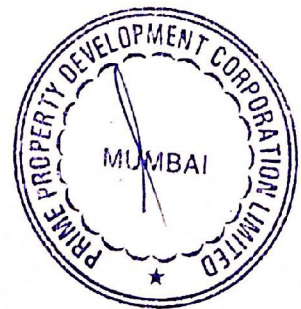
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In Lakhs							
STATEMENT OF UNAUDITED STANDALONE RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30TH SEPTEMBER 2020							
		STANDALONE RESULTS					
Sr. No.	Particulars	Quarter ended			Half Year Ended		Year ended
		30.09.2021 UnAudited	30.06.2021 UnAudited	30.09.2020 UnAudited	30.09.2021 UnAudited	30.09.2020 UnAudited	31.03.2021 Audited
XV	Total Comprehensive Income for the period (XIII+XIV) Comprising Profit (Loss) and Other comprehensive Income for the period)	(472.04)	158.04	(16.91)	(314.01)	(41.49)	(2,077.36)
XVI	Paid-up equity share capital (Face value of Rs. 5/- each)	848.55	848.55	848.55	848.55	848.55	848.55
XVII	Reserve excluding Revaluation reserves as per balance sheet of previous accounting year				6,333.53	8,683.41	6,647.54
XVIII	Earnings per equity share (for continuing operation before Comprehensive Income):						
	(1) Basic	(2.78)	0.93	(0.10)	(1.85)	(0.24)	(12.24)
	(2) Diluted	(2.78)	0.93	(0.10)	(1.85)	(0.24)	(12.24)
XIX	Earnings per equity share (for discontinued operation):						
	(1) Basic	-	-	-	-	-	-
	(2) Diluted	-	-	-	-	-	-
XIX	Earnings per equity share (for discontinued operation):						
	(1) Basic	-	-	-	-	-	-
	(2) Diluted	-	-	-	-	-	-
XX	Earnings per equity share (for discontinued & continuing operation before Comprehensive Income)						
	(1) Basic	(2.78)	0.93	(0.10)	(1.85)	(0.24)	(12.24)
	(2) Diluted	(2.78)	0.93	(0.10)	(1.85)	(0.24)	(12.24)



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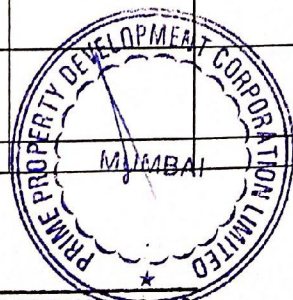
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PROPERTY DEVELOPMENT CORPORATION LTD.

In Lakhs

STATEMENT OF UNAUDITED CONSOLIDATED RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30TH SEPTEMBER 2021

CONSOLIDATED RESULTS							
Sr. No.	Particulars	Quarter ended			Half Year Ended		Year ended
		30.09.2021 UnAudited	30.06.2021 UnAudited	30.09.2020 UnAudited	30.09.2021 UnAudited	30.09.2020 UnAudited	31.03.2021 Audited
I	Revenue related to operations	(378.53)	258.13	-	(120.40)	-	127.63
II	Other income	-	-	8.35	-	17.93	-
III	Total Income (I + II)	(378.53)	258.13	8.35	(120.40)	17.93	127.63
IV	Expenses:						
	(a) Cost of materials consumed	-	-	-	-	-	-
	(b) Purchases of stock-in-trade	-	-	-	-	-	-
	(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	-	-	-	-	-	-
	(d) Employee benefits expense	9.27	9.14	5.54	18.41	11.07	37.73
	(e) Finance Costs	3.64	14.05	1.88	17.68	3.71	19.62
	(f) Depreciation and amortisation expense	10.28	1.89	2.06	12.17	4.17	7.93
	(g) Other expenses	75.81	80.65	19.94	156.46	48.72	2,200.18
	Total expenses (IV)	99.00	105.73	29.41	204.72	67.67	2,265.46
V	Profit / (Loss) before exceptional items and tax (I - IV)	(477.53)	152.40	(21.06)	(325.13)	(49.74)	(2,137.83)
VI	Exceptional items	-	-	-	-	-	-
VII	Profit / (Loss) before extraordinary items and tax (V - VI)	(477.53)	152.40	(21.06)	(325.13)	(49.74)	(2,137.83)
VIII	Tax expense:						
	- Current tax	-	-	-	-	-	(28.30)
	- Deferred tax	-	-	-	-	-	0.18
	Total Tax Expense	-	-	-	-	-	(28.12)
IX	Profit / (Loss) for the period from continuing operations (VII - VIII)	(477.53)	152.40	(21.06)	(325.13)	(49.74)	(2,109.71)
X	Profit / (Loss) from discontinued operations						
XI	Tax expense of discontinued operations						
XII	Profit / (Loss) from discontinued operations (after tax) (X - XI)						
XIII	Profit (Loss) for the period (IX + XII)	(477.53)	152.40	(21.06)	(325.13)	(49.74)	(2,109.71)
XIV	Other Comprehensive income						
	A. (i) Items that will not be reclassified to profit or loss	0.27	1.17	0.06	1.44	0.30	7.45
	(ii) Income tax relating to items that will not be reclassified to profit or loss						
	B. (i) Items that will be reclassified to profit or loss						
	(ii) Income tax relating to items that will be reclassified to profit or loss						



CIN : L67120MH1992PLC070121 BUILDERS & DEVELOPERS

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In Lakhs

STATEMENT OF UNAUDITED CONSOLIDATED RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30TH SEPTEMBER 2021							
CONSOLIDATED RESULTS							
Sr. No.	Particulars	Quarter ended			Half Year Ended		Year ended
		30.09.2021 UnAudited	30.06.2021 UnAudited	30.09.2020 UnAudited	30.09.2021 UnAudited	30.09.2020 UnAudited	31.03.2021 Audited
XV	Total Comprehensive Income for the period (XIII+XIV) Comprising Profit (Loss) and Other comprehensive Income for the period)	(477.26)	153.57	(21.00)	(323.69)	(49.44)	(2,102.26)
XVI	Paid-up equity share capital (Face value of Rs. 5/- each)	848.55	848.55	848.55	848.55	848.55	848.55
XVII	Reserve excluding Revaluation reserves as per balance sheet of previous accounting year				5,798.05	8,174.56	6,121.73
XVIII	Earnings per equity share (for continuing operation before Comprehensive Income):						
	(1) Basic	(2.81)	0.90	(0.12)	(1.91)	(0.29)	(12.39)
	(2) Diluted	(2.81)	0.90	(0.12)	(1.91)	(0.29)	(12.39)
XIX	Earnings per equity share (for discontinued operation):						
	(1) Basic	-	-	-	-	-	-
	(2) Diluted	-	-	-	-	-	-
XIX	Earnings per equity share (for discontinued operation):						
	(1) Basic	-	-	-	-	-	-
	(2) Diluted	-	-	-	-	-	-
XX	Earnings per equity share (for discontinued & continuing operation before Comprehensive Income)						
	(1) Basic	(2.81)	0.90	(0.12)	(1.91)	(0.29)	(12.39)
	(2) Diluted	(2.81)	0.90	(0.12)	(1.91)	(0.29)	(12.39)



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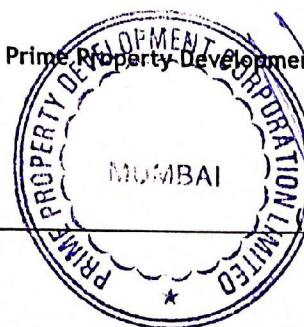
Notes

- 1 The UnAudited Standalone & Consolidated Financial Results for the Quarter and half year ended 30th September, 2021 in respect of Prime Property Development Corporation Limited (The Company) have been reviewed by the Audit committee and approved by the Board of Directors at its meeting held on Saturday, the 13th day of November, 2021. The Statutory Auditors of the Company have carried out a Limited Review.
- 2 The Consolidated financial result includes the financial results of the wholly owned subsidiary, Sea King-club Pvt. Ltd.
- 3
 - a) Provision for Current Taxation for the quarter / half year ended 30th September, 2021 not calculated being loss.
 - b) Deferred tax liability / asset for the quarter / half year ended 30th September, 2021 has not been provided & will be accounted on Annual Audited Accounts, in accordance with Indian Accounting Standard - 12 on "Income Taxes".
 - c) Provision for gratuity will be provided and accounted on annual audited accounts in accordance with Indian Accounting Standard - 19.
- 4 On Standalone basis company operates in a single primary business segment i.e Property Development hence no segment reporting has been furnished for standalone results. The group has mainly two business segments, i.e. a) Property Development and b) Hotel. The segment reporting as per Ind- AS 108 is as follows:

		In Lakhs	
Particulars		Consolidated	
		Period Ended	
		30.09.2021	31.03.2021
i Segment Revenue			
Property Development	(120.40)		127.63
Hotel	-		-
Total	(120.40)		127.63
ii Segment Result			
Operating Profit / (Loss) before Interest & Tax			
Property Development	(302.88)		(2,101.04)
Hotel	(4.57)		(17.17)
Total	(307.45)		(2,118.21)
Less: Interest	17.68		19.62
Total Profit / (Loss) before Tax	(325.13)		(2,137.83)
iii Capital employed			
Property Development	7,382.39		7,696.40
Hotel	2,239.99		2,249.67
Total	9,622.39		9,946.07

- 5 The above is an extract of the detailed format of Quarterly Financial Results filed with the Stock Exchanges under Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of Quarterly Financial Results are available on the Stock Exchange website www.bseindia.com and on the Company's website: www.ppdcl.com
- 6 Figures have been re-classified / regrouped / re-arranged wherever necessary.

For Prime Property Development Corporation Ltd



P. L. Soni
Chairman

(DIN No: 00006463)

Place: Mumbai
Date: 13/11/2021

CIN : L67120MH1992PLC070121

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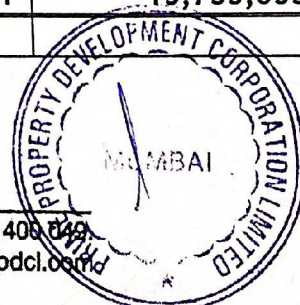
PRIME PROPERTY DEVELOPMENT CORPORATION LIMITED

CIN : L67120MH1992PLC070121

CONSOLIDATED CASH FLOW STATEMENT FOR THE PERIOD ENDED SEPT 30 2021

(Figures in Rs)

		30.09.2021	31.03.2021
I CASH FLOW FROM OPERATING ACTIVITIES			
Net Profit / (Loss) before Tax and Extraordinary items		(32,512,861)	(213,783,175)
ADJUSTMENTS FOR:			
Less: Depreciation		1,217,356	793,292
Interest income		(1,445,175)	(5,413,736)
Provision for Gratuity		-	908,279
Gratuity Paid		-	-
Operating Profit / (loss) before Working Capital Changes		(32,740,680)	(217,495,340)
(Increase) / Decrease in Other Non Currents Assets		(83,269,996)	401,458,094
(Increase) / Decrease in Capital WIP		(822,196)	(430,734)
(Increase) / Decrease in Other Currents Assets		146,273,851	(164,957,091)
Increase / (Decrease) in Trade Payables		1,256,839	(534,633)
Increase / (Decrease) in Other Long term liabilities		-	(2,000,000)
Increase / (Decrease) in Other Current Liabilities		8,614,968	(4,481,028)
Cash (used) / generated from Operations		39,312,786	11,559,268
Less: Net Income Taxes paid / (Refund)		(199,360)	(1,083,982)
Net Cash Flow from Operating Activities	(A)	39,113,426	10,475,286
II CASH FLOW FROM INVESTING ACTIVITIES			
Interest Income		1,445,175	5,413,736
Capital expenditure on Fixed Assets		(11,354,020)	(135,990)
Sale of Fixed Assets		-	-
Net cash used in investing activities	(B)	(9,908,845)	5,277,746
III CASH FLOW FROM FINANCING ACTIVITIES			
Unsecured Loans taken / (repaid)		-	-
Dividend Paid		-	-
Tax paid on above dividend		-	-
Tax paid on dividend		-	-
Net cash generated from Financial Activities	(C)	-	-
NET CHANGES IN CASH AND CASH EQUIVALENTS (A+B+C)		29,204,581	15,753,032
Cash and cash equivalents at the beginning of the year		24,214,664	8,461,632
Cash and cash equivalents at the close of the year		53,419,246	24,214,664
NET CHANGES IN CASH AND CASH EQUIVALENTS		29,204,581	15,753,032



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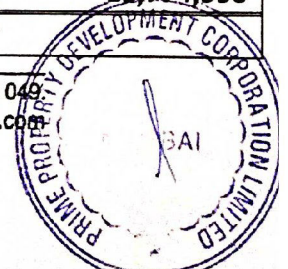
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**PRIME****PROPERTY DEVELOPMENT CORPORATION LTD.****PRIME PROPERTY DEVELOPMENT CORPORATION LIMITED****CIN : L67120MH1992PLC070121****STANDALONE CASH FLOW STATEMENT FOR THE PERIOD ENDED SEPTEMBER 30, 2021****(Figures in Rs)**

	As at 30th Sept 2021	2020 - 2021 Amount in Rs.
(I) CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit / (Loss) before Tax and Extraordinary items	(31,545,260)	(211,293,069)
ADJUSTMENTS FOR:		
Less: Depreciation	1,217,356	793,292
Interest income	(1,445,175)	(5,413,736)
Provision for Gratuity	0	908,279
Gratuity Paid	-	-
Operating Profit / (loss) before Working Capital Changes	(31,773,079)	(215,005,234)
(Increase) / Decrease in Other Non Currents Assets	(84,719,104)	398,468,358
(Increase) / Decrease in Other Currents Assets	146,273,851	(164,957,091)
Increase / (Decrease) in Trade Payables	911,029	(534,633)
Increase / (Decrease) in Other Long term liabilities	-	(2,000,000)
Increase / (Decrease) in Other Current Liabilities	8,682,778	(4,469,491)
Cash (used) / generated from Operations	39,375,474	11,501,909
Less: Net Income Taxes paid / (Refund)	(250,468)	(1,005,097)
Net Cash Flow from Operating Activities	39,125,006	10,496,812
(II) CASH FLOW FROM INVESTING ACTIVITIES		
Interest Income	1,445,175	5,413,736
Capital expenditure on Fixed Assets	(11,354,020)	(135,990)
Sale of Fixed Assets	-	-
Net cash used in investing activities	(9,908,845)	5,277,746
III CASH FLOW FROM FINANCING ACTIVITIES		
Dividend Paid		-
Tax paid on dividend		-
Net cash generated from Financial Activities	-	-
NET CHANGES IN CASH AND CASH EQUIVALENTS (A+B+C)	29,216,161	15,774,558
Cash and cash equivalents at the beginning of the year	24,182,695	8,408,137
Cash and cash equivalents at the close of the year	53,398,856	24,182,695
NET CHANGES IN CASH AND CASH EQUIVALENTS	29,216,162	15,774,558

CIN : L67120MH1992PLC070121**BUILDERS & DEVELOPERS**

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The Statement of Assets and Liabilities

Particulars	STANDALONE		Amount - Rs CONSOLIDATED	
	UnAudited 30.09.2021	Audited 31.3.2021	UnAudited 30.09.2021	Audited 31.03.2021
ASSETS:				
NON CURRENT ASSETS:				
Property, Plant & Equipment	27,568,785	17,432,121	265,595,385	255,458,721
Capital Work in Progress			103,843,269	103,021,073
Goodwill on Consolidation			23,452,803	23,452,803
Financial Assets				
(i) Investments	301,311,835	301,167,375	311,835	167,375
(ii) Loans	321,140,592	236,421,488	203,425,787	120,155,791
Deferred Tax Assets				
Other Non Current Asset	31,826,137	31,826,137	31,832,417	31,832,417
Total Non Current Asset	681,847,348	586,847,121	628,461,496	534,088,180
CURRENT ASSETS:				
Inventories				
Investments	16,138,825	164,419,064	16,138,825	164,419,064
Financial Assets:				
(i) Trade Receivables				
(ii) Cash & Cash Equivalents	53,398,857	24,182,695	53,419,246	24,214,664
(iii) Other Financial Assets	2,585,388	579,000	2,585,388	579,000
Total Current Asset	72,123,070	189,180,759	72,143,459	189,212,729
Total Assets	753,970,418	776,027,880	700,604,954	723,300,908
EQUITY AND LIABILITIES:				
EQUITY				
Equity Share Capital	84,855,400	84,855,400	84,855,400	84,855,400
Other Equity	633,352,747	664,753,547	579,804,742	612,173,143
	718,208,147	749,608,947	664,660,142	697,028,543
NON CURRENT LIABILITIES:				
Financial Liabilities				
(i) Other Financial Liabilities	10,000,000	10,000,000	10,000,000	10,000,000
Provisions	5,621,335	5,621,335	5,621,334	5,621,335
Deferred tax liabilities (net)	4,409,879	4,409,879	4,409,879	4,409,879
	20,031,214	20,031,214	20,031,213	20,031,214
CURRENT LIABILITIES:				
Financial Liabilities				
(i) Trade Payables	1,246,803	335,774	1,592,613	335,774
(ii) Other Financial Liabilities	9,804,202	2,216,746	9,804,202	2,216,746
Provisions	2,642,582	2,893,049	2,428,760	2,628,118
Other Current Liabilities	2,037,471	942,149	2,088,025	1,060,513
	15,731,058	6,387,719	15,913,600	6,241,151
Total Equity and Liabilities	753,970,418	776,027,880	700,604,954	723,300,908

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Limited review report on Unaudited Quarterly Financial Results of Prime Property Development Corporation Ltd. pursuant to Regulation 33 of the SEBI (listing Obligations and Disclosure Requirements) Regulations, 2015.

To
The Board of Directors of
Prime Property Development Corporation Ltd.
Mumbai

We have reviewed the accompanying Statement of unaudited financial results of **Prime Property Development Corporation Ltd.** ('the Company') for the quarter ended September 30, 2021 and the year to date from April 01, 2021 to September 30, 2021 ('the Statement')

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 Indian Accounting Standard 34 "Interim Financial Reporting ("Ind AS 34"), prescribed under section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. Our responsibility is to issue a report on the Statement based on our review.

We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Statements by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of Company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with applicable accounting standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Chhajed & Doshi
Chartered Accountants
(ICAI FRNo. 101794W)



(H. N. Motiwalla)

Partner

(Membership No. 011423)

Place: Mumbai

Dated: November 13, 2021

UDIN: 21011423AAAAAS5739

Independent Auditor's Review Report on the Unaudited Quarterly and year to Date Consolidated Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015.

To,
The Board of Directors,
PRIME PROPERTY DEVELOPMENT CORPORATION LTD
Mumbai

We have reviewed the accompanying of unaudited Consolidated Financial Results of **PRIME PROPERTY DEVELOPMENT CORPORATION LTD** ("the Company) for the quarter ended on September 30, 2021 and year to date from April 01, 2021 to September 30, 2021 ("the Statement)

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 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 and other accounting principles generally accepted in India. Our responsibility is to issue a report on the of unaudited Consolidated Financial Results based on our review.

We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Statements by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of Company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

This Statement includes the result of the following entity:

Sea King Club Pvt. Ltd.

Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying of unaudited Consolidated Financial Results prepared in accordance with applicable accounting standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Circular No. CIR/CFD/CMD1/ 44/2019 dated March 29, 2019 including the manner in which it is to be disclosed, or that it contains any material misstatement.

We did not review the interim financial information of the subsidiary company included in Consolidated unaudited financial results; whose interim financial information reflect total revenue of Rs. Nil, total net Loss of Rs 5,21,384/-and total comprehensive income of Rs. Nil for the quarter ended September 30, 2021 on the date as considered in the Consolidated financial results. These interim financial information have been reviewed by the management, and our conclusion on the consolidated financial results, in so far as it relates to the amounts and disclosure included in respect of these subsidiary is based solely on the reports of the Management

For Chhajed & Doshi

Chartered Accountants

(ICAI FRNo. 101794W)

(H. N. Motiwalla)

Partner

(Membership No. 011423)

Place: Mumbai

Dated: November 13, 2021

UDIN: **21011423AAAAAT1277**