

Date: 14th August 2023

To
The National Stock Exchange of India Limited
Exchange Plaza,
Plot no. C/1, G Block
Bandra-Kurla Complex
Bandra (E)
Mumbai - 400 051

Dear Sir/ Madam,

Scrip Code: PANSARI

Sub: Outcome of Board Meeting and Submission of Unaudited Financial Results for the Quarter ended 30th June 2023

This is to inform you that the Board of Directors in their meeting held today i.e. **Monday the 14th day of August, 2023 Commenced at 1.30 P.M and Concluded at 4.30 P.M** have approved the Unaudited Financial Results of the Company for the first Quarter ended 30th June 2023 and approve the Directors' Report for the Financial Year Ended 31.03.2023.

Pursuant to Regulation 33 of SEBI (LODR) Regulations, 2015, we are enclosing herewith:

1. Statement of Unaudited Financial Results for the first Quarter ended 30th June 2023.
2. Limited Review Report

This is for your information and records.

Thanking You,

Yours Sincerely,

For **Pansari Developers Limited**

NEHA
SHARMA
Digitally signed by
NEHA SHARMA
Date: 2023.08.14
16:52:42 +05'30'

Neha Sharma
Company Secretary
Mem. No.: A63186

Encl: As above

Pansari Developers Ltd.

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

(033) 4005 0500
info@purtirealty.com

GSTIN. 19AABCP6809N1ZV
CIN No. L72200WB1996PLC079438

Independent Auditor's Review Report on the Standalone Unaudited Financial Results of Pansari Developers Limited for the Quarter ended June 30, 2023 pursuant to the Regulation 33 of the SEBI (Listing obligations and Disclosure Requirements) Regulations, 2015 (as amended)

Review Report to

The Board of Directors Pansari Developers Limited

1. We have reviewed the accompanying Statement of Unaudited Ind AS Standalone Financial Results of **Pansari Developers Limited** for the quarter ended **June 30, 2023** ("the Statement"). The statement has been prepared by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").
2. This Statement, which is Responsibility of the company's Management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS -34") Prescribed Under Section 133 of the Companies Act, 2013 as amended read with Relevant rules issued thereunder and other accounting Principles generally accepted in India. Our responsibility is to express a conclusion on the statement based on our review.
3. We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by The Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.



Network : GARV & Affiliates

**Branch : 19 R. N. Mukherjee Road, Eastern Building, 1st Floor, Kolkata 700 001
Kolkata | Bengaluru | Chennai | Guwahati | Hyderabad | Mumbai**

4. Based on our review conducted as above nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement Principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under section 133 of the Companies Act, 2013 as amended, read with relevant Rules issued thereunder and other recognized accounting practices and Policies, has not disclosed the information required to be disclosed in terms of the Listing Regulations including the manner in which it is to be disclosed, or that it contains any material misstatement.

5. Other Matter

The Statement includes the financial results for the preceding quarter ended 31st March, 2023 being the balancing figures between the audited figures of previous year in respect of the full financial year ended 31st March 2023 and the unaudited year-to-date figures up to the third quarter ended 31st December, 2022.

Our conclusion is not modified in respect of these matters

Date: 14th August, 2023
Place: Kolkata
UDIN: 23062982BGRWWR3479



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

Ashish Rustagi

(ASHISH RUSTAGI)

Partner

Membership No.: 062982

PANSARI DEVELOPERS LIMITED Corporate Identity Number : L72200WB1996PLC079438 Statement Of Unaudited Standalone Financial Results For The Quarter Ended 30 June 2023 (Rs in Lakh)					
Sl. No.	Particulars	Standalone			
		Quarter Ended			Year Ended
		30th June 2023	31st March 2023	30th June 2022	31st March 2023
		Unaudited	Audited	Unaudited	Audited
1	Income from Operations				
	(a) Revenue from Operations	794.12	443.27	452.17	2,300.85
	(b) Other Income	62.61	59.96	7.32	80.16
	Total Income	856.74	503.23	459.49	2,381.01
2	Expenditure				
	(a) Operating Cost	446.38	886.45	254.32	2,506.74
	(b) Changes in Inventories	80.24	(624.07)	10.77	(876.83)
	(c) Employee Benefits Expenses	22.43	22.65	16.83	86.19
	(d) Finance Cost	110.67	15.09	9.31	36.98
	(e) Depreciation and Amortisation Expenses	44.41	49.56	41.93	185.58
	(f) Other Expenses	50.33	85.30	71.43	176.31
3	Total Expenses	754.46	434.98	404.58	2,114.96
4	Profit before Exceptional Items	102.28	68.24	54.91	266.05
5	Add : Exceptional Item	-	-	-	-
6	Profit before Tax	102.28	68.24	54.91	266.05
	Less : Tax Expense				
	(a) Current Tax	18.59	8.35	9.10	43.96
	(b) Mat Credit Entitlement	1.78	4.08	1.43	14.82
	(c) Deferred Tax	(0.79)	5.31	(2.49)	6.19
7	Total Tax	19.58	17.74	8.04	64.97
8	Net Profit	82.70	50.50	46.86	201.07
	Other Comprehensive Income (After tax)				
	(a) Items that cannot be Reclassified to P&L A/c				
	Re-measurement income/ (loss) on defined benefit plans	-	7.74	-	7.74
	Income tax relating to above items	-	(2.15)	-	(2.15)
	Fair Value through OCI of Equity Investment	0.27	0.22	3.37	0.37
	b) Income tax relating to above items	(0.03)	(0.04)	0.37	(0.04)
9	Total Other comprehensive income (a+b)	0.24	5.76	3.74	5.91
10	Total comprehensive income for the period (8+9)	82.94	56.26	50.61	206.99
	Paid Up Share Capital (Face Value Rs 10 each)	1,744.68	1,744.68	1,744.68	1,744.68
	Earning per share (Face Value Rs 10 each)				
	(a) Basic	0.47	0.29	0.27	1.15
	(b) Diluted	0.47	0.29	0.27	1.15
Notes: (a) The Financial Results of the Company for the Quarter ended 30th June,2023 have been reviewed and recommended by the Audit Committee and approved by the Board of Directors of the Company in their respective meetings held on 14th August,2023. The Statutory Auditors of the Company have carried out Audit of these results and the results are being published in accordance with Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. (b) The financial results of the company have been prepared in accordance with Indian Accounting Standard (IND AS) notified under the companies (Indian Accounting Standard) Rules 2015 as ammended by the companies (Indian Accounting Standard) (Ammendement) Rules 2016. The company adopted IND AS from 01.04.2021 and accordingly these Financial Results (including for all the periods periods presented in accordance with IND AS 101 first time adoption of Accountina Standards) have been prepared. (c) The company does not have any extraordinary or exceptional items to report for the above period (d) The Company does not have more than one reportable segment. (e) Comparative figures have been rearranged / regrouped wherever necessary. (f) The IND AS compliant corresponding figures in the previous years have not been subjected to review/audit however the company's management has exercised necessary due diligence to insure that such financial results provide true and fair view of its affairs (g) The figures for the quarter ended 31 March 2023 are the derived figures between audited figures in respect of year ended 31 March 2023 and the unaudited figures for the nine months ended 31 December 2022. (h) figures of the Previous Periods have been re-arranged/regrouped where necessary to make them comparable.					
<div style="text-align: right;"> For and on behalf of the board MAHESH KUMAR AGARWAL Digitally signed by MAHESH KUMAR AGARWAL Date: 2023.08.14 14:12:31 +05'30' Mahesh Kumar Agarwal (Managing Director & Chairman) (DIN No. 00480731) </div> <div style="text-align: left;"> Place : Kolkata Date : 14th August,2023 </div>					



Independent Auditor's Review Report on Consolidated Unaudited Financial Results of Pansari Developers Limited for the Quarter ended June 30, 2023 pursuant to the Regulation 33 of the SEBI (Listing obligations and Disclosure Requirements) Regulations, 2015 (as amended)

Review Report to

The Board of Directors Pansari Developers Limited

1. We have reviewed the accompanying Statement of Unaudited Ind AS Consolidated Financial Results of **Pansari Developers Limited ("the Parent")**, which includes its jointly controlled entities (the Parent and its entities together referred to as the "Group") and its share of net profit/(loss) after tax and total comprehensive income of its jointly controlled entities for the quarter ended **June 30, 2023** attached herewith being submitted by the Parent pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
2. This Statement, which is the responsibility of the Parent's Management and approved by the Parent's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Ind AS-34 "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India. Our responsibility is to issue a report on the Unaudited Consolidated financial Statement based on our review.
3. We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by The Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.



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

- a) Unipon Developers LLP
- b) Papillon Developers LLP
- c) Purti NPR Developers LLP (Formally Known as "Yogadhipa Promoters LLP")

5. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued there under and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Regulation 33 of the SEBI(Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

6. We did not review the interim financial results of three jointly controlled entities included in the consolidated unaudited financial results; whose interim financial results includes LLP share of net profit after tax of Rs. 7.97 lacs for the quarter ended 30th June, 2022 as considered in the consolidated unaudited financial results. These interim financial results have been reviewed by other auditors whose reports have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these associates is based solely on the reports of the other auditors and the procedures performed by us as stated in paragraph 3 above.

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

Date: 14th August, 2023
Place: Kolkata
UDIN: 23062982BGRWWS3347

For G A R V & ASSOCIATES
Chartered Accountants
Firm Registration No. 301094E
Ashish Rustagi
(ASHISH RUSTAGI)
Partner
Membership No.: 062982



PANSARI DEVELOPERS LIMITED					
Corporate Identity Number : L72200WB1996PLC079438					
Statement Of Unaudited Consolidated Financial Results For The Quarter Ended 30 June 2023					
(Rs in Lakh)					
Sl. No.	Particulars	Consolidated			
		Quarter Ended		Year Ended	
		30th June 2023	31st March 2023	30th June 2022	31st March 2023
		Unaudited	Audited	Unaudited	Audited
1	Income from Operations				
	(a) Revenue from Operations	803.77	455.39	460.21	2,318.20
	(b) Other Income	60.26	54.44	7.13	81.17
	Total Income	864.04	509.83	467.34	2,399.37
2	Expenditure				
	(a) Operating Cost	528.38	1,690.45	266.53	3,367.14
	(b) Changes in Inventories	1.00	(1,460.27)	6.14	(1,768.44)
	(c) Employee Benefits Expenses	22.43	20.33	16.84	86.19
	(d) Finance Cost	110.67	55.04	9.31	79.13
	(e) Depreciation and Amortisation Expenses	44.42	49.77	41.95	185.85
	(f) Other Expenses	52.34	86.22	71.66	177.88
	Total Expenses	759.24	441.54	412.42	2,127.75
4	Profit before Exceptional Items	104.80	68.28	54.92	271.61
5	Add : Exceptional Item	-	-	-	-
6	Profit before Tax	104.80	68.28	54.92	271.61
	Less : Tax Expense				
	(a) Current Tax	21.11	13.29	9.10	46.36
	(b) Mat Credit Entitlement	1.78	4.08	1.44	14.82
	(c) Deferred Tax	(0.79)	2.15	(2.49)	6.19
	(d) Income tax for Earlier year	-	0.60	-	3.17
7	Total Tax	22.10	20.13	8.04	70.55
8	Net Profit	82.70	48.16	46.87	201.07
	Other Comprehensive Income (After tax)				
	(a) Items that cannot be Reclassified to P&L A/c	-	-	-	-
	Re-measurement income/ (loss) on defined benefit plans	-	7.74	-	7.74
	Income tax relating to above items	-	(2.15)	-	(2.15)
	Fair Value through OCI of Equity Investment	0.27	0.22	3.37	0.37
	b) Income tax relating to above items	(0.03)	(0.04)	0.37	(0.04)
9	Total Other comprehensive income (a+b)	0.24	5.76	3.74	5.91
10	Total comprehensive income for the period (8+9)	82.94	53.92	50.61	206.98
	Paid Up Share Capital (Face Value Rs 10 each)	1,744.68	1,744.68	1,744.68	1,744.68
	Earning per share (Face Value Rs 10 each)				
	(a) Basic	0.47	0.28	0.27	1.15
	(b) Diluted	0.47	0.28	0.27	1.15
Notes: (a) The Financial Results of the Company for the Quarter ended 30th June,2023 have been reviewed and recommended by the Audit Committee and approved by the Board of Directors of the Company in their respective meetings held on 14th August,2023 . The Statutory Auditors of the Company have carried out Audit of these results and the results are being published in accordance with Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (b) The financial results of the company have been prepared in accordance with Indian Accounting Standard (IND AS) notified under the companies (Indian Accounting Standard) Rules 2015 as amended by the companies (Indian Accounting Standard) (Amendment) Rules 2016. The company adopted IND AS from 01.04.2021 and accordingly these Financial Results (including for all the periods periods presented in accordance with IND AS 101 first time adoption of Accounting Standards) have been prepared. (c) The company does not have any extraordinary or exceptional items to report for the above period (d) The Company does not have more than one reportable segment. (e) Comparative figures have been rearranged / regrouped wherever necessary. (f) The IND AS compliant corresponding figures in the previous years have not been subjected to review/audit however the company's management has exercised necessary due diligence to insure that such financial results provide true and fair view of its affairs (g) The figures for the quarter ended 31 March 2023 are the derived figures between audited figures in respect of year ended 31 March 2023 and the unaudited figures for the nine months ended 31 December 2022. (h) figures of the Previous Periods have been re-arranged/regrouped where necessary to make them comparable.					
Place : Kolkata Date : 14th August,2023		For and on behalf of the board MAHESH KUMAR AGARWAL Digitally signed by MAHESH KUMAR AGARWAL Date: 2023.08.14 14:13:10 +05'30' Mahesh Kumar Agarwal (Managing Director & Chairman) (DIN No. 00480731)			

