

Paranjape Spaces and Services Private Limited

Registered Office: Office No 4, Anand Colony, PL No. 50/1, CTS No. 111/1, Erandwane,
Pune 411004

CIN: U70109PN2020PTC196580 **Phone:** +91 020 25440986 **Email:** espsspl@pscl.in

14th February, 2024

To,

BSE Limited

Phiroze Jeejeebhoy Tower,

Dalal Street, Mumbai – 400 001

Scrip Code: 974589

Sub. : Outcome of Board Meeting

Ref. : Regulation 51 read with Part B of Schedule III and Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“Listing Regulations”)

Dear Sir / Madam,

Pursuant to Regulation 51 (Part B of Schedule III) and Regulation 52 of the Listing Regulations, we inform you that the Board of Directors of the Company, at its meeting held today i.e. on Wednesday, 14th February, 2024 has, *inter alia*, considered and approved the Standalone Statement of Unaudited Financial Results for the quarter and nine months ended 31st December, 2023.

We enclose herewith:

1. Standalone Statement of Unaudited Financial Results for the quarter and nine months ended 31st December, 2023 along with the Limited Review Report of the Auditor’s thereon;
2. Disclosures in compliance with Regulation 52(4) of the Listing Regulations.

The Board meeting commenced at 5:00 p.m. and concluded at 5:54 p.m.

The above information will be available on the Company’s website <https://psspl.co/>.

You are requested to take the above information on record.

Thanking You.

Yours faithfully,

For Paranjape Spaces and Services Private Limited

Mahesh Singhi

Company Secretary and Compliance Officer

Membership No.: F7066

Walker Chandiook & Co LLP

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West Wing, Nyati Unitree
Nagar Road, Yerwada,
Pune - 411 006
Maharashtra, India

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Independent Auditor's Review Report on Unaudited Quarterly Financial Results and Year to Date Financial Results of the Company pursuant to the Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To the Board of Directors of Paranjape Spaces and Services Private Limited

1. We have reviewed the accompanying statement of unaudited financial results ('the Statement') of Paranjape Spaces and Services Private Limited ('the Company') for the quarter ended 31 December 2023 and the year to date results for the period 01 April 2023 to 31 December 2023, being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations').
2. The Statement, which is the responsibility of the Company's management and approved by the Company'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 ('the Act'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 52 of the Listing Regulations. 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 the Standards on Auditing specified under section 143(10) of the Act, 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.

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Paranjape Spaces and Services Private Limited
Independent Auditor's Review Report on Unaudited Quarterly Financial Results and Year to Date Financial Results of the Company pursuant to the Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

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 Ind AS 34, prescribed under section 133 of the Act, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 52 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.

For Walker Chandiook & Co LLP

Chartered Accountants

Firm Registration No: 001076N/N500013

SHASHI

TADWALKAR

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SHASHI TADWALKAR

Date: 2024.02.14

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Shashi Tadwalkar

Partner

Membership No. 101797

UDIN: 24101797BKCOZQ2808

Place: Pune

Date: 14 February 2024

STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR QUARTER ENDED AND NINE MONTHS ENDED DECEMBER 31, 2023

Sr. No	Particulars	Quarter ended		Nine Months ended	Year ended
		December 31, 2023	September 30, 2023	December 31, 2023	March 31, 2023
		(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
					(₹ in Millions)
	Income				
1	Revenue from operations	-	-	-	-
2	Other income	3.94	2.50	8.80	19.68
3	Total Income (1+2)	3.94	2.50	8.80	19.68
	Expenses				
4	Cost of construction and development	100.79	94.03	1,020.58	474.21
	Changes in inventories of work-in-progress	(100.79)	(94.03)	(1,020.58)	(474.21)
	Employee benefits expense	1.67	1.41	3.77	2.07
	Finance costs	-	0.03	0.04	4.07
	Depreciation and amortisation	0.78	0.77	2.28	1.22
	Other expenses	14.19	19.22	42.87	13.25
	Total expenses	16.64	21.43	48.96	20.61
5	Loss before exceptional items and tax (3-4)	(12.70)	(18.93)	(40.16)	(0.93)
6	Exceptional items	-	-	-	-
7	Loss before tax (5-6)	(12.70)	(18.93)	(40.16)	(0.93)
8	Tax expenses:				
	Current tax	-	-	-	-
	Deferred tax charged/(credit)	-	2.78	0.26	(0.26)
9	Net loss for the period / year (7-8)	(12.70)	(21.72)	(40.42)	(0.67)
10	Other comprehensive income / (loss) for the year, net of tax				
	(a) Items that will not be reclassified subsequently to profit or loss	-	-	-	-
	(b) Items that will be reclassified subsequently to profit or loss	-	-	-	-
	Other Comprehensive income / (loss)	-	-	-	-
11	Total comprehensive loss for the period / year (9+10)	(12.70)	(21.72)	(40.42)	(0.67)
12	Paid-up equity share capital	0.10	0.10	0.10	0.10
13	Paid-up debt capital	1,583	1,237	1,583	1,232
14	Other equity excluding revaluation reserves*				(89.88)
15	Earnings per equity share				
	(a) Basic earnings per share (₹)	(1,269.64)	(2,171.59)	(4,042.05)	(67.00)
	(b) Diluted earnings per share (₹)	(1,269.64)	(2,171.59)	(4,042.05)	(67.00)
16	Debt equity ratio	(12.16)	(10.53)	(12.16)	(13.73)
17	Debt service coverage ratio	(0.22)	(0.35)	(0.24)	0.01
18	Interest service coverage ratio	(0.22)	(0.35)	(0.24)	-
19	Outstanding redeemable preference shares (quantity and value)**	-	-	-	-
20	Capital redemption reserve/debenture redemption reserve**	-	-	-	-
21	Net worth	(130.20)	(117.51)	(130.20)	(89.78)
22	Net (loss)/profit after tax	(12.70)	(21.72)	(40.42)	(0.67)
23	Debenture redemption reserve **	-	-	-	-



STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR QUARTER ENDED AND NINE MONTHS ENDED DECEMBER 31, 2023

Sr. No	Particulars	Quarter ended		Nine Months ended	Year ended
		December 31, 2023	September 30, 2023	December 31, 2023	March 31, 2023
		(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
24	Current ratio	1.78	1.83	1.78	3.06
25	Long term debt to working capital ratio (No. of times)	0.87	0.90	0.87	1.17
26	Bad debts to accounts receivables**	-	-	-	-
27	Current liability ratio (No. of times)	0.53	0.52	0.53	0.31
28	Total debts to total assets ratio (No. of times)	0.67	0.55	0.67	0.78
29	Debtors turnover ratio (No. of times)**	-	-	-	-
30	Inventory turnover ratio (No. of times)**	-	-	-	-
31	Operating margin (%)**	-	-	-	-
32	Net profit margin (%)**	-	-	-	-

* This represents Retained Earning and Capital re-organisation adjustment reserve as on March 31, 2023 as per audited financial statements.

** These ratios/ information are not applicable to the Company.

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Notes:

- 1 These financial results have been approved by the Board of Directors of the Company at its meeting held on February 14, 2024. The results for the quarter and nine months ended December 31, 2023 have been subject to limited review by the Statutory Auditors of the Company.
- 2 These financial results have been prepared in accordance with the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended. These financial results have 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.
- 3 Pursuant to Rule 18(7) of the Companies (Share Capital and Debentures) Rules, 2014 read with the Companies (Share Capital and Debentures) Amendment Rules, 2019, for listed companies, Debenture Redemption Reserve (DRR) is not required in case of public issue of debentures or private placement of debentures. Since, the Company has issued listed and unlisted debentures through private placement, the Company is not required to create and maintain DRR.
- 4 During July 2022, the Company through private placement allotted, 650 secured, listed, redeemable and non convertible debentures, having face value of ₹ 10 lakhs each aggregating to ₹ 650 million, carrying a coupon rate of 15% per annum. These debentures were listed on the BSE Limited on February 16, 2023, pursuant to which, the Company is subject to regulations of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements), 2015 ('SEBI LODR') effective that date. Consequently, the comparative information of corresponding quarter of previous year as well as comparative information of corresponding nine months of previous year are not required to be furnished.
- 5 Formulae for computation of ratios are as follows:

Description of ratio	Formulae for computation of ratio
(a) Debt equity ratio	Total debt/equity
(b) Debt service coverage ratio	Earnings before interest, depreciation and tax / (Interest Expenses as per statement of results + Long Term Debt Maturing in the next twelve months)
(c) Interest service coverage ratio	Earnings before interest, depreciation and tax/Interest Expenses as per statement of results
(d) Net worth	Equity share capital + Other equity
(e) Current ratio	Current assets/Current liabilities
(f) Long term debt to working capital Ratio	Long term borrowings/(current assets- current liabilities)
(g) Current liability ratio	Current liability/total liabilities
(h) Total debts to total assets ratio	Total debts/total assets
(i) Debtors turnover ratio	Revenue from operations(annualised) /Average account receivable
(j) Inventory turnover ratio	Cost of goods sold (annualised)/average inventory
(k) Operating margin (%)	Earnings before interest and tax from operations /revenue from operations * 100
(l) Net profit margin (%)	Profit/(loss) for the period from operations /Revenue from operations* 100

- 6 Previous year's figures are regrouped/rearranged wherever considered necessary to conform to current period's presentation.

Place: Pune
Date : February 14, 2024

For and on behalf of the Board of Directors
Paranjape Spaces and Services Private Limited



Sachin B. Hirap
Director
DIN: 00132493



Uttam Redkar
Director
DIN: 00132500

