

28th February, 2025

To,
BSE Limited
Phiroze Jeejeebhoy Tower,
Dalal Street, Mumbai – 400 001

Scrip Code: 974589

Sub. : Outcome of Board Meeting
Ref. : Regulation 51, 52 and 54 (read with Part B of Schedule III) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“Listing Regulations”)

Dear Sir,

Pursuant to Regulation 51, 52, and 54 read with Part B of Schedule III of the Listing Regulations, we hereby inform you that the Board of Directors of the Company, at its meeting held today i.e. Friday 28th day of February, 2025 has, *inter alia*, considered and approved the Unaudited Standalone Financial Results, for the third quarter ended 31st December, 2024. (“Unaudited Financial Results”). Pursuant to the Listing Regulations, we enclose the following:

1. Unaudited Financial Results and disclosures in compliance with regulations 52(4);
2. Limited Review Report issued on the Unaudited Financial Results; and
3. Security Cover Certificate in respect of the Listed Non-Convertible Securities of the Company, for the third quarter year ended 31st December, 2024 issued by MSKA & Associates, Statutory Auditors of the Company pursuant to Regulation 54(3) of the Listing Regulations;

Sr. No.	ISIN	Amount in INR	Nature and Extent of Security created and maintained
1.	INE0LLO07012	65,00,00,000	Listed Non-Convertible Debentures are secured and maintaining security as per terms conditions of debenture trust deed (please refer annexure enclosed along with security cover certificate.

The servers and data of the Company were locked due to ransomware attack which was informed on 14th February, 2025 and hence, delayed to convene said meeting and submission of Unaudited Financial Results.

The Board meeting commenced at 7:00 p.m. and concluded at 7:45 p.m.

The above information shall be hosted 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

Encls a/a.

STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2024

(Amt In ₹ Millions)

Sr. No	Particulars	Quarter ended			Nine months ended		Year ended
		December 31, 2024	September 30, 2024	December 31, 2023	December 31, 2024	December 31, 2023	March 31, 2024
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
	Income						
1	Revenue from operations	215.80	31.05	16.00	279.57	50.41	77.97
2	Other income	3.99	3.36	3.94	10.46	8.80	11.88
3	Total Income (1+2)	219.79	34.41	19.94	290.03	59.21	89.85
	Expenses						
4	Cost of construction and development	649.50	256.36	115.18	1,087.74	1,065.95	1,178.37
	Changes in inventories of work-in-progress	(505.05)	(234.18)	(106.02)	(897.25)	(1,035.56)	(1,128.54)
	Employee benefits expense	3.88	3.97	1.67	9.36	3.77	6.37
	Finance costs	204.24	5.87	5.23	215.72	15.02	20.46
	Depreciation and amortization expense	0.53	0.49	0.78	1.49	2.28	3.31
	Other expenses	48.40	28.43	14.19	102.27	42.87	104.75
	Total expenses	401.50	60.94	31.03	519.33	94.33	184.72
5	Loss before exceptional items and tax (3-4)	(181.71)	(26.53)	(11.09)	(229.30)	(35.11)	(94.87)
6	Exceptional items	-	-	-	-	-	-
7	Loss before tax (5-6)	(181.71)	(26.53)	(11.09)	(229.30)	(35.11)	(94.87)
8	Tax expenses:						
	Current tax	-	-	-	-	-	-
	Deferred tax charge	-	-	-	-	0.26	0.26
9	Net loss for the period / year (7-8)	(181.71)	(26.53)	(11.09)	(229.30)	(35.37)	(95.13)
10	Other comprehensive Income / (loss) for the year, net of tax						
	(a) Items that will not be reclassified subsequently to profit or loss						
	Remeasurements of the Defined Benefit Liabilities - Gain / (loss)	-	0.34	-	0.15	-	(0.74)
	(b) Items that will be reclassified subsequently to profit or loss	-	-	-	-	-	-
	Other Comprehensive Income / (loss)	-	0.34	-	0.15	-	(0.74)
11	Total comprehensive loss for the period / year (9+10)	(181.71)	(26.19)	(11.09)	(229.15)	(35.37)	(95.87)
12	Paid-up equity share capital (10,000 equity shares, par value of ₹ 10 each)	0.10	0.10	0.10	0.10	0.10	0.10
13	Paid-up debt capital	1,654.58	1,658.20	1,583.37	1,658.20	1,583.37	1,607.82
14	Other equity excluding revaluation reserves*						(179.00)
15	Earnings per equity share						
	(a) Basic earnings per share (₹)	(18,170.91)	(2,652.75)	(1,108.69)	(22,929.91)	(3,537.28)	(9,512.62)
	(b) Diluted earnings per share (₹)	(18,170.91)	(2,652.75)	(1,108.69)	(22,929.91)	(3,537.28)	(9,512.62)
16	Debt equity ratio	(4.05)	(7.33)	(12.16)	(4.05)	(12.16)	(8.99)

Paranjape Spaces And Services Private Limited


Director

STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2024

(Amt In ₹ Millions)

Sr. No	Particulars	Quarter ended			Nine months ended		Year ended
		December 31, 2024	September 30, 2024	December 31, 2023	December 31, 2024	December 31, 2023	March 31, 2024
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
17	Debt service coverage ratio	0.08	(0.38)	(0.10)	(0.03)	(0.11)	(0.43)
18	Interest service coverage ratio	(0.65)	(0.43)	(0.21)	(0.57)	(0.22)	(0.44)
19	Outstanding redeemable preference shares (quantity and value)**	-	-	-	-	-	-
20	Capital redemption reserve/debenture redemption reserve**	-	-	-	-	-	-
21	Net worth	(408.07)	(226.34)	(130.20)	(408.07)	(130.20)	(178.90)
22	Net loss after tax	(181.71)	(26.54)	(11.09)	(229.30)	(35.37)	(95.13)
23	Debenture redemption reserve **	-	-	-	-	-	-
24	Current ratio	1.30	1.43	1.83	1.30	1.78	1.48
25	Long term debt to working capital ratio (No. of times)	0.98	0.89	0.90	0.98	0.87	0.93
26	Bad debts to accounts receivables**	-	-	-	-	-	-
27	Current liability ratio (No. of times)	0.69	0.65	0.52	0.69	0.53	0.63
28	Total debts to total assets ratio (No. of times)	0.41	0.49	0.67	0.41	0.67	0.54
29	Debtors turnover ratio (No. of times)**	-	-	-	-	-	-
30	Inventory turnover ratio (No. of times)	0.04	0.02	0.00	0.05	0.01	0.03
31	Operating margin (%)***	0.09	(0.94)	(0.56)	(0.08)	(0.53)	(1.33)
32	Net profit margin (%) ***	(0.84)	(0.85)	(0.69)	(0.82)	(0.70)	(1.22)

* 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.

*** Ratio are not annualised except for March 31st 2024.

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Paranjape Spaces And Services Private Limited



 Director

Notes:

- These financial results have been reviewed and approved by the Board of Directors at its meeting held on February 28, 2025. The results for the quarter and nine month ended December 31, 2024 have been subject to Limited Review by the Statutory Auditors of the Company.
- These statements have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standards notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended), as prescribed under Section 133 of the Companies Act, 2013 and is in compliance with presentation and disclosure requirements of Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
- The Company is engaged in a single operating segment i.e., development or redevelopment of residential real estate projects. The Company's chief operating decision maker monitors and reviews the operating result of the Company as a whole. Further, the Company operates only in India. Therefore, there are no reportable segments for the Company as per requirements of Ind AS 108 'Operating Segments'.
- 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.
- The Company, on 8 September 2022, has issued a financial guarantee in the favour of Vistara ITCL (India) Limited ("Debenture Trustee") in respect of the non-convertible debentures of Paranjape Realty Spaces Private Limited ('PRSP' or the "Holding Company") and optionally convertible debentures of Paranjape Schemes (Construction) Limited ('PSCL' or "Fellow Subsidiary") ('PSCL' or 'the Holding Subsidiary') (PRSP and PSCL together hereinafter referred to as "the Borrowers") amounting to ₹ 1,364.80 million and ₹ 531.87 million (March 31, 2024: ₹ 1,479 million and ₹ 625.66 million and September 30, 2024: ₹ 1,479.00 million and ₹ 625.66 million), respectively and the accrued interest amounts to INR 200.43 million and INR 209.84 million respectively. Pursuant to Debenture Trust Deeds entered between the Borrowers, Debenture Trustees and Ask Real Estate Special Opportunities Fund II and III ("Debenture-holders"), the maturity date of debentures was due on 29 September 2023, however the Borrowers made a default in the repayment of principal amount along with interest accrued thereon on the due date.

The Borrowers are in discussion with the Debenture holders for revision in the terms and conditions of the Debenture Trust Deed including extension of the due date of the repayment of amount payable to the Debenture holders. Pursuant to the default made by the Borrowers, the Company hasn't received any notice from the Debenture Trustee to invoke financial guarantee furnished by the Company.

The Company's management has estimated that the fair value of financial guarantee as ₹ Nil as at 31 December 2024 (March 31, 2024: ₹ Nil and September 30, 2025: ₹ Nil) based on their assessment of the Company's share in the total expected credit loss in cross-company guarantees arrangement with the understanding that the Borrowers would be able to satisfy the obligations under the Debenture Trust Deed basis other securities/properties pledged against the borrowings and no liability is likely to arise on the Company.
- The Company could not comply with the requirements of Regulation 52 of the Securities and Exchange Board of India (SEBI) (Listing Obligations and Disclosure) Requirements 2015 in connection with the declaration of unaudited result for nine months ended 31st December 2024 within the prescribed statutory timelines due to incidence of Ransomware attack on 04 February 2025. The intimation of the same was filed to SEBI on 14 February 2025.
The Company has intimated the same to Indian Computer Emergency Response Team and response from the same is awaited. As per our assessment, there is no material impact as of now.
- The figures for quarter ended 31st December 2024 are balancing figures between nine months ended 31st December 2024 and quarter ended 30th September, 2024.
Figures pertaining to previous period have been regrouped or reclassified, wherever necessary, to conform to the classification adopted in the current period.

- 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

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

Place: Pune
Date: February 28, 2025

Pushkar P. Apte
Director
DIN No: 09006340

Uttam S. Redkar
Director
DIN No: 00132500



Independent Auditor's Review Report on unaudited financial results of Paranjape Spaces and Services Private Limited for the quarter and year to date 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 of Paranjape Spaces and Services Private Limited (hereinafter referred to as 'the Company') for the quarter ended December 31, 2024 and the year to-date results for the period from April 01, 2024 to December 31, 2024 ('the Statement') attached herewith, being submitted by the Company pursuant to the requirements of Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('the Regulations').
2. This Statement, which is the responsibility of Company's Management and has been 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 AS 34 'Interim Financial Reporting', prescribed under Section 133 of the Companies Act, 2013 ('the Act') read with relevant rules issued thereunder ('Ind AS 34') and other recognised accounting principles generally accepted in India and is in compliance with the 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 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.
4. **Basis for Qualified Conclusion:**
As stated in Note 05 to the accompanying financial results, the Company has issued a financial guarantee in favor of Vistara ITCL (India) Limited ('Debenture Trustee') in respect of non-convertible debentures of Paranjape Realty Spaces Private Limited ('PRSPL' or 'the Fellow Subsidiary Company') and optionally convertible debentures of Paranjape Schemes (Construction) Limited ('PSCL' or 'the Holding Subsidiary') (PRSPL and PSCL, collectively referred to as 'the Borrowers') amounting to INR 1,364.80 million and INR 531.87 million (March 31, 2024: Rs. 1,479.00 million and Rs. 703.83 million and September 30, 2024: Rs. 1,479.00 million and Rs. 625.66 million) respectively. Pursuant to the Debenture Trust Deeds entered between the Borrowers, Debenture Trustees, and Ask Real Estate Special Opportunities Fund II and III ('Debenture Holders'), the maturity date of the debentures was due on September 29, 2023. However, the Borrowers defaulted on the repayment of the principal amount along with accrued interest on the due date.



MSKA & Associates

Chartered Accountants

The Company's management has estimated the loss allowance related to this financial guarantee contract, in accordance with Ind AS 109, 'Financial Instruments', to be ₹ Nil (March 31, 2024: ₹ Nil and September 30, 2024: ₹ Nil) as of December 31, 2024, based on the expectation that no liability will devolve on the Company due to other securities pledged with the Debenture Holders against the said debentures. However, due to the absence of sufficient and appropriate audit evidence to support the management assessment, we are unable to determine the adjustments that may be required to the carrying value of the financial guarantee as at December 31, 2024, and the consequential impact, if any, on the accompanying financial results.

5. Based on our review conducted as stated in paragraph 3 above and except for the possible effect of matter described in note 4 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 and other recognised accounting principles generally accepted in India has not disclosed the information required to be disclosed in terms of the Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
6. The Statement of the Company for the quarter ended September 30, 2024, was reviewed by another auditor. They had modified their conclusion in the report dated November 14, 2024 with respect to matter described in note 4 above.

Our conclusion is not modified in respect of the above matter.

For M S K A & Associates
Chartered Accountants
ICAI Firm Registration No. 105047W

Nitin Manohar Jumani
Partner
Membership No.: 111700
UDIN: 25111700BMKSE09014
Place: Pune
Date: February 28, 2025



To
The Board of Directors
Paranjape Spaces and Services Private Limited
101, Somnath, CTS No 988,
Ram Mandir Road,
Vile Parle East,
Mumbai, 400057

Independent Auditor's Report on book values of the assets and compliance status of financial covenants as at December 31, 2024 for submission to Vistra ITCL (India) Limited

1. This Report is issued in accordance with mandate letter dated February 26, 2025, with Paranjape Spaces and Services Private Limited (hereinafter the "Company").
2. We have been requested by the Company to examine the accompanying Statement on book value of assets and compliance status of financial covenants for 650- ASK Real Estate Special Opportunities Fund IV- Debenture - Listed, Secured, Redeemable, Non- Convertible Debenture (NCD) as at December 31, 2024 (hereinafter the "Statement") which has been prepared by the Company from the unaudited financial results and other relevant records and documents maintained by the Company as at and for the period ended December 31, 2024, pursuant to the requirements of the SEBI Master Circular for Debenture Trustee dated May 16, 2024 (hereinafter the "SEBI Master Circular"), and has been initialed by us for identification purpose only.

This Report is required by the Company for the purpose of submission with Vistra ITCL (India) Limited (hereinafter the "Debenture Trustee") of the Company to ensure compliance with the SEBI Regulations in respect of its 650- ASK Real Estate Special Opportunities Fund IV- Debenture - Listed, secured, Redeemable, Non- Convertible (NCD) having face value of Rs. 1 million ('Debentures'). The Company has entered into an agreement with the Debenture Trustee vide agreement dated April 30, 2022, which was modified as on February 24, 2023, and later amended as on September 19, 2024 in respect of such Debentures.

Management's Responsibility

3. The preparation of the Statement is the responsibility of the Management of the Company including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis for preparation; and making estimates that are reasonable in the circumstances.
4. The Management of the Company is responsible for ensuring that the Company complies with all the relevant requirements of the SEBI Master Circular including providing all relevant information to the Debenture Trustee and for complying with all the covenants and submission of compliance status with respect to financial covenants of the listed debt securities to Debenture Trustee.



Auditor's Responsibility

5. Pursuant to the requirements of the SEBI Master Circular, our responsibility is to provide limited assurance and form a conclusion as to whether the:
 - (a) Book value of assets as included in the Statement is in agreement with the unaudited books of account of the company as at December 31, 2024.
 - (b) The company has maintained the asset cover and the compliance status with respect to financial covenants of the listed debt securities is in agreement with unaudited books of account of the company as at December 31, 2024.
6. We have performed limited review of the unaudited standalone financial results of the Company for the period ended December 31, 2024, prepared by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, and issued a Qualified conclusion dated February 28, 2025. Our review of these financial results was conducted in accordance with the 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").
7. A limited assurance engagement includes performing procedures to obtain sufficient appropriate evidence on the applicable criteria mentioned in paragraph 5 above. The procedures performed vary in nature and timing from, and are less extent than for, a reasonable assurance. Consequently, the level of assurance obtained is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed. Accordingly, our procedures included the following in relation to the Statement:
 - a) Obtained the Board approved unaudited financial results of the Company for the period ended December 31, 2024.
 - b) Traced the book value of assets with the unaudited books of accounts of the company.
 - c) Obtained a list of financial covenants of the listed debt securities.
 - d) Examined and verified the arithmetical accuracy of the financial covenants on a test check basis.
 - e) Enquired with the management if there any breach in financial covenant exists at the beginning of the quarter i.e. October 1, 2024, or whether any breach has been attracted during the current ended December 31, 2024.
 - f) Obtained the management's compliance report regarding breach of covenants and management's response to these breaches if any. Corroborated the information with the underlying records on a test check basis.
 - g) Performed necessary inquiries with the Management and obtained necessary representations.



8. We conducted our examination of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the ICAI. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.
9. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

Conclusion

10. Based on the procedures performed by us, as referred to in paragraph 7 above and according to the information and explanations received and management representations obtained, nothing has come to our attention that causes us to believe that:
 - a) The Book value of assets as included in the Statement is not in agreement with the unaudited books of account of the company as at December 31, 2024.
 - b) The Company breached any financial covenant.Accordingly, the requirement to comment on the compliance status as at December 31, 2024 with respect to financial covenants is not applicable.

Restriction on Use

11. The Report has been issued at the request of the Company, solely in connection with the purpose mentioned in paragraph 2 above and to be submitted with the accompanying Statement to the Debenture Trustee and is not to be used or referred to for any other person. This Report should not be used by any other person or for any other purpose. M S K A & Associates shall not be liable to the Company or to any other concerned for any claims, liabilities or expenses relating to this assignment, except to the extent of fees relating to this assignment. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this Report is shown or into whose hands it may come without our prior consent in writing.

For M S K A & Associates
Chartered Accountants
ICAI Firm Registration No. 105047W

Nitin Manohar Juman
Nitin Manohar Juman
Partner
Membership No.: 111700
UDIN: 25111700BMKSEP7036
Place: Pune
Date: February 28, 2025



SECURITY COVER CERTIFICATE

Computation of Security Cover Ratio as on 31st December 2024 and Notes for the same.

The working for the Security Cover Certificate is as per Statement.

For Paranjape Spaces And Services Private Limited


Director



Statement - P552(1)

Particulars (A)		Description of Asset for which this certificate relate (B)										(Rs in Millions)			
Particulars (A)		Exclusive Charge (C)	Debt for which this certificate is being issued.	Exclusive Charge (D)	Debt for which this certificate is being issued.	Part Passu Charge (E)	Assets which this certificate is being issued.	Part Passu Charge (F)	Assets which this certificate is being issued.	Part Passu Charge (G)	Assets not offered as Security (H)	Elimination (Amount in negative) (I)	Total (C to H)	Related to only those items covered by this certificate	
		Book Value		Book Value		Yes/No	Book Value	Book Value		Other Assets on which there is part-passu charge (including items covered in F column)		Debit Amount considered more than once (due to exclusive plus part passu charge)	Market Value for Assets charged on exclusive market base (K)	Carrying/Book value for part passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable (L))	Carrying/Book value for part passu charge assets where market value is not applicable (M)
ASSETS															
Property Plant and Equipment		-		-		Yes	2.17	2.17					2.17		
Other financial assets		-		-		Yes	57.45	57.45			-		57.45		
Deferred tax Asset		-		-		-	-	-					-		
Other non-current assets		-		-		Yes	12.92	12.92					12.92		
Capital Work in Progress		-		-		-	-	-					-		
Right of use Assets		-		-		-	-	-					-		
Goodwill		-		-		-	-	-					-		
Intangible Assets		-		-		-	-	-					-		
Intangible Assets under development		-		-		-	-	-					-		
Investments		-		-		-	-	-					-		
Leases		-		-		-	-	-					-		
Inventories		-		-		-	-	-					-		
Trade Receivables		-		-		Yes	2,327.61	-		-			2,327.61		
Cash and Cash Equivalents		-		-		No	-	1,259.45					1,259.45		
Bank balances other than cash and cash equivalents		-		-		Yes	27.59	110.00					137.59		
Other financial assets		-		-		Yes	238.43	238.43					238.43		
Other current assets		-		-		Yes	1.22	9.54					1.22		
Total		-		-		Yes	2,695.29	1,259.45					38.03		
LIABILITIES															
Debt Securities to which is certificate Partpass		-		-		-	-	119.94					4,074.28		
Other Debt sharing part-passu charge with above debt		-		-		Yes	987.38	987.38					987.38		
Other Debt		-		-		Yes	394.92	394.92					394.92		
Subordinated Debt		-		-		-	-	-					-		
Borrowings		-		-		-	-	-					-		
Bank		-		-		No	-	749.14					749.14		
Debt Securities		-		-		-	-	-					-		
Other Financial Liabilities		-		-		Yes	2.72	1.27					4.00		
Trade Payables		-		-		No	-	78.70					78.70		
Other current liabilities		-		-		No	-	567.85					567.85		
Provisions		-		-		No	-	1,684.34					1,684.34		
Others		-		-		No	-	16.06					16.06		
Total		-		-		-	-	3,097.36					4,482.38		
Cover on Book Value		-		-		-	-	1,355.02					-		
Cover on Market Value		-		-		-	-	1.95					-		



Statement - (PSSP)

Particulars (A)		Description of Asset for which this certificate relate (B)										(Rs In Millions)	
Particulars (A)		Exclusive Charge (C)	Exclusive Charge (D)	Part Passu Charge (E)	Part Passu Charge (F)	Part Passu Charge (G)	Assets not offered as Security (H)	Elimination (amount in negative) (I) (C to H) J	Total				Book Value (K+L+M+N)
		Debt for which this certificate is being issued.	Other Secured Debt	Debt for which this certificate is being issued.	Assets shared by debt holder (includes debt for which this certificate is issued)	Other Assets on which there is part passu charge (excluding items covered in F column)	Assets not offered as Security (H)	Debt considered more than once (due to exclusive plus part passu charge)	Market Value charged on assets exclusive basis (K)	Carrying/Book value for part passu charge assets (M)*	Market Value for part passu charge assets where market value is not ascertainable or applicable (for Eg. Bank Balance, DSRs, market value is not applicable) (L)	Carrying/Book value for part passu charge assets where market value is not ascertainable or applicable (for Eg. Bank Balance, DSRs, market value is not applicable) (N)	

Notes to Statement

1. Paranjape Spaces and Services Private Limited (the 'Company') has issued listed and unlisted non convertible debentures with principal outstanding of INR 650 Million and INR 360 Million respectively. These debentures are secured against "Teacher's Colony" Project at Bandra East, Mumbai and hypothecated assets of the company vide debenture trust deed dated 30/04/2022. Hypothecated assets includes Property, plant and equipment, Other financial assets, Cash and cash equivalents, Other bank balances and Other financial assets.
2. Debentures issued by Paranjape Spaces Private Limited (PRSPV) and Paranjape Schemes (Construction) Limited (PSCIL) amounting to INR 4,479.00 Million and 683.65 Million, respectively are also secured by creating second ranking part passu charge on assets mentioned in Note 3 vide amendment agreement to debenture trust deed dated 08/08/2022. These debentures are also secured by creating second ranking part passu charge on two land parcels i.e. R47 and R48 admeasuring 7235.26 Sq.mtrs and 4197.40 Sq.mtrs respectively located at Bhugosa, Taluka Mulshi, District Pune vide indenture of Mortgage dated 04/10/2022.
3. Market Value of the assets offered as security is not ascertained by management. Hence the said amount is not mentioned in relevant columns.

