

Date: 30th May 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 Audited Financial Results for the year ended 31st March 2023.

This is to inform you that the Board of Directors in their meeting held today i.e. **Tuesday the 30th day of May, 2023 Commenced at 12 P.M and Concluded at 5.15 P.M** have approved the Audited Financial Results of the Company for the year ended 31st March 2023.

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

1. Statement of Audited Financial Results for the year ended 31st March 2023.
2. Auditor's Report on the Audited Financial Results.
3. Declaration of Unmodified Opinion is enclosed.

This is for your information and records.

Thanking You,

Yours Sincerely,

For **Pansari Developers Limited**

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

Date: 30th May 2023

To

Listing Compliance Department

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: Declaration regarding Audit report with unmodified opinion with respect to Annual Audited Financial Results for the Financial Year ended 31st March, 2023

Pursuant to Regulation 33(3)(d) of SEBI (LODR) Regulations, 2015, and SEBI Circular No. CIR/CFD/CMD/56/2016 dated 27th May, 2016, it is hereby declared and confirmed that Auditors' Report obtained from **M/S GARV & ASSOCIATES**, Chartered Accountants on Annual Audited Financial Results of the Company for the financial year ended 31st March, 2023 has an unmodified opinion.

This is for your information and records.

Thanking You,
Yours Sincerely,

For **Pansari Developers Limited**

Neha Sharma
Company Secretary
Mem. No.: A63186

Independent Auditor's Report on Quarterly and Year to Date Audited Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015(as amended)

To
The Board of Directors
Pansari Developers Limited

Opinion

We have audited the accompanying consolidated financial statements of **PANSARI DEVELOPERS LIMITED** ("the Company") and the jointly controlled entities (hereinafter referred to as a "Group") which comprise the consolidated Balance Sheet as at March 31, 2023, the Statement of Profit and Loss (including other comprehensive income), the Cash Flow statement for the year ended March 31, 2023 ("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, as amended ("the Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the report of the other auditors on separate audited financial statements/financial information of jointly controlled entities, the statement:

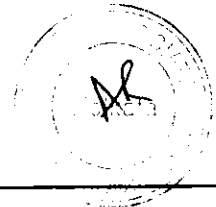
- i) includes the consolidated Financial Results of Pansari Developers Limited and the entities are as follows

SL NO.	Jointly controlled entities
1	Papillon Developers LLP
2	Unipon Purti Developers LLP
3	Purti Npr Developers LLP (Formally Known As "Yogadhipa Promoters LLP)

- a. is presented in accordance with the requirements of the listing Regulations in this regard; and
- b. gives a true and fair view in conformity with the recognition and measurement principles laid down in the Indian Accounting Standards and other accounting principles generally accepted in India, of the net profit and other comprehensive income and other financial information of the associates for the quarter ended March 31, 2023 and for the year ended March 31, 2023 and the consolidated Balance sheet and the consolidated cash flows statement for the year ended March 31, 2023.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under Section 143(10) of the Companies Act, 2013 ("the Act"). Our responsibilities under those Standards are further described in



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Branch : 19, R. N. Mukherjee Road, Eastern Building, 1st Floor, Kolkata 700 001
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the Auditor's Responsibilities for Audit of the Consolidated Financial Results for the year ended March 31, 2023, section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India (ICAI) together with the ethical requirements that are relevant to our audit of the Consolidated Financial Results for the year ended March 31, 2023 under the provisions of the Act and the Rules there under, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our opinion.

Management's Responsibilities for the Financial Results

This Statement, which includes the Consolidated Financial Results is the responsibility of the Company's Board of Directors, and has been approved by them for the issuance. The Statement has been compiled from the related audited consolidated financial statements for the year ended March 31, 2023, and interim financial information for the quarter ended March 31, 2023 being the balancing figure between audited figures in respect of the full financial year and the audited year to date figures up to the third quarter of the current financial year. This responsibility includes the preparation and presentation of the Statement that give a true and fair view of the net profit and other comprehensive income and other financial information in accordance with the recognition and measurement principles laid down in the Indian Accounting Standards prescribed under Section 133 of the Act read with relevant rules issued there under and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Consolidated Financial Results that give a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the Statement, the Board of Directors are responsible for assessing the Company's ability, to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the financial reporting process of the Company.

Auditor's Responsibilities for the Audit of Consolidated Financial Results

Our objectives are to obtain reasonable assurance about whether the Consolidated financial results for the year ended March 31, 2023 as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Consolidated financial results.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Consolidated financial results, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.



- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Evaluate the appropriateness and reasonableness of disclosures made by the Board of Directors in terms of the requirements specified under Regulation 33 of the Listing regulations
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Consolidated financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial results, including the disclosures, and whether the consolidated financial results represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the Consolidated Financial Results of the Company to express an opinion on the Financial Results.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

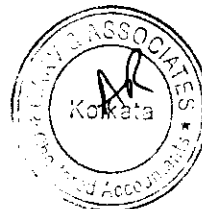
We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Other Matter

The Consolidated financial Result includes the financial results of jointly controlled entities whose yearly financial Statement/financial results/financial information reflects group share of total revenue of Rs. 40.85 Lakhs and Group's share of total net profit/(loss) after tax Rs. 4.12 Lakh for the Period from 1st April, 2022 to 31st March, 2023 as considered in consolidated financial result which have been audited by respective independent auditor. The independent auditors reports on yearly financial Statement/financial results/financial information these entities have been furnished to us and our opinion on the consolidated financial result is based on in so far as it relates to the amounts and disclosures included in respect of these entities is based solely on the report of such auditors and the procedures performed by us are as state in paragraph above.

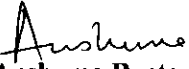
Our opinion on the consolidated financial Results is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors and the financial Results/financial information certified by the Board of directors.

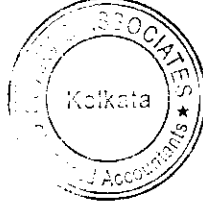
The Statement includes the result for the quarter ended March 31, 2023 and March, 2022 being the balancing figure between the audited figures in respect of the full financial year ended and the published unaudited year to date figures up to the third Quarter of the respective financial year Which were subject to a limited review by us as required under Listing regulations.



The financial information of the Company for the corresponding quarter and year ended March 31, 2022 were reviewed by the predecessor Auditors who expressed unmodified opinion vide their reports dated 30.05.2022. Our conclusion is not modified in respect thereof.

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


(Anshuma Rustagi)
Partner
Membership No.: 062957



UDIN: 23062957BGXHTZ9363

Place: Kolkata
Date: 30th day of May, 2023

Independent Auditor's Report on Quarterly and Year to Date Audited Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015(as amended)

To
The Board of Directors
Pansari Developers Limited

Opinion

We have audited the accompanying Statement of quarterly and year to date Standalone Financial Results of **PANSARI DEVELOPERS LIMITED** ("the Company") for the year ended March 31, 2023 ("the Statement"), being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("the Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us, the statement:

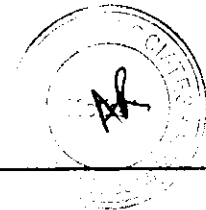
- a. is presented in accordance with the requirements of the listing Regulations in this regard; and
- b. gives a true and fair view in conformity with the recognition and measurement principles laid down in the Indian Accounting Standards and other accounting principles generally accepted in India, of the net profit and other comprehensive income and other financial information of the Company for the quarter ended March 31, 2023 and for the year ended March 31, 2023.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under Section 143(10) of the Companies Act, 2013 ("the Act"). Our responsibilities under those Standards are further described in the Auditor's Responsibilities for Audit of the Standalone Financial Results for the year ended March 31, 2023, section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India (ICAI) together with the ethical requirements that are relevant to our audit of the Standalone Financial Results for the year ended March 31, 2023 under the provisions of the Act and the Rules there under, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our opinion.

Management's Responsibilities for the Financial Results

This Statement, which includes the Standalone Financial Results is the responsibility of the Company's Board of Directors, and has been approved by them for the issuance. The Statement has been compiled from the related audited Standalone financial statements for the year ended March 31, 2023, and interim financial information for the quarter ended March 31, 2023 being the balancing figure between audited figures in respect of the full financial year and the audited year to date figures up to the third quarter of the current financial year. This responsibility includes the preparation and presentation of the Statement that give a true and fair view of the net profit and other comprehensive income and other financial information in accordance with the recognition and measurement principles laid down in the Indian Accounting Standards prescribed under Section 133 of the Act read with relevant rules issued there under and other accounting principles



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generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Standalone Financial Results that give a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the Statement, the Board of Directors are responsible for assessing the Company's ability, to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

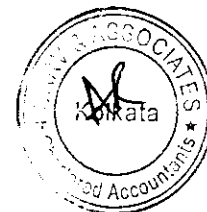
The Board of Directors are also responsible for overseeing the financial reporting process of the Company.

Auditor's Responsibilities for the Audit of Standalone Financial Results

Our objectives are to obtain reasonable assurance about whether the Standalone financial results for the year ended March 31, 2022 as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Standalone financial results.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the standalone financial results, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Evaluate the appropriateness and reasonableness of disclosures made by the Board of Directors in terms of the requirements specified under Regulation 33 of the Listing regulations
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Standalone financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.



- Evaluate the overall presentation, structure and content of the Standalone financial results, including the disclosures, and whether the Standalone financial results represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the Standalone Financial Results of the Company to express an opinion on the Financial Results.

Materiality is the magnitude of misstatements in the Standalone financial results that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Standalone financial results may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the Standalone financial results.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

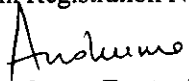
We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

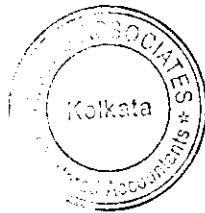
Other Matter

The Statement includes the results for the Quarter ended March 31, 2023 being the balancing figure between audited figures in respect of the full financial year and the published unaudited year to date figures up to the third quarter of the current financial year which were subjected to a limited review by us, as required under the Listing Regulations.

The financial information of the Company for the corresponding quarter and year ended March 31, 2022 were reviewed by the predecessor Auditors who expressed unmodified opinion vide their reports dated 30.05.2022. Our conclusion is not modified in respect thereof.

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


(Anshuma Rustagi)
Partner
Membership No.: 062957



UDIN: 23062957BGXHTY1977

Place: Kolkata
Date: 30th day of May, 2023

PANSARI DEVELOPERS LIMITED
Corporate Identity Number : L72200WB1996PLC079438
Statement of Audited Standalone Assets and Liabilities

(Rs in Lakh)

Particulars	Standalone	
	AS on 31st March 2023	AS on 31st March 2022
	(Audited)	(Audited)
ASSETS		
(I) Non-Current Assets		
(a) Property, Plants & Equipments	4,160.98	4,224.82
(b) Investment Property	3,287.97	3,249.25
(c) Financial Assets		
(i) Investments	865.06	879.24
(ii) Loans	240.44	-
(d) Deferred Tax Asset (Net)	463.54	486.71
(e) Other Non-Current Assets	546.46	217.14
	9,564.46	9,057.15
(II) Current Assets		
(a) Inventories	9,492.89	8,616.06
(b) Financial Assets		
(i) Trade Receivables	54.72	225.60
(ii) Cash and Cash Equivalents	63.26	78.02
(iii) Others	3,941.57	28.69
(c) Other Current Assets	2,154.58	1,773.34
(d) Current Tax Assets (Net)	67.48	-
	15,774.50	10,721.71
Total Assets	25,338.96	19,778.86
EQUITY AND LIABILITIES		
(I) EQUITY		
(a) Equity Share Capital	1,744.68	1,744.68
(b) Other Equity	10,397.48	10,190.50
	12,142.16	11,935.18
(II) LIABILITIES		
(I) Non-Current Liabilities		
(a) Financial Liabilities		
(i) Borrowings	1,000.00	-
(ii) Other	367.00	264.15
(b) Provisions	9.73	13.63
(c) Other Non Current Liabilities	992.14	1,200.00
	2,368.86	1,477.77
(III) Current Liabilities		
(a) Financial Liabilities		
(i) Borrowings	4,962.69	3,692.62
(ii) Trade Payables		
(A) Total outstanding dues of micro, small and medium enterprises	-	-
(B) Total outstanding dues of creditors other than micro and medium enterprises	263.46	87.70
(iii) Other current financial Liabilities	181.60	-
(b) Other Current Liabilities	5,419.20	2,564.65
(c) Provisions	0.98	1.65
(d) Current Tax Liabilities (Net)	-	19.29
	10,827.94	6,365.91
TOTAL LIABILITIES	13,196.80	7,843.68
TOTAL - EQUITY AND LIABILITIES	25,338.96	19,778.86

Place : Kolkata
Date : 30th May, 2023

For & On Behalf Of the Board
For Pansari Developers Limited

Mahesh Kumar Agarwal
(Managing Director & Chairman)
Chairman (DIN No: 00480731) Director
IDIN: 00480731]



FANSARI DEVELOPERS LIMITED						
Corporate Identity Number : L72200WB1996PLC079438						
Statement of Audited Financial Results for the Quarter ended 31st March, 2023						
(Rs in Lakh)						
Sl. No.	Particulars	Standalone				
		Quarter Ended		Year Ended		
		31st March 2023	31st December 2022	31st March 2023	31st March 2023	31st March 2022
		Audited	Unaudited	Audited	Audited	Audited
1	Income from Operations					
	(a) Revenue from Operations	443.27	858.38	861.73	2,300.85	3,714.89
	(b) Other Income	59.96	12.58	(37.08)	80.16	81.46
	Total Income	503.23	870.96	824.65	2,381.01	3,796.35
2	Expenditure					
	(a) Operating Cost	886.45	675.66	999.87	2,506.74	1,763.85
	(b) Changes in Inventories	(624.07)	35.92	(379.33)	(876.83)	1,015.08
	(c) Employee Benefits Expenses	22.65	19.38	18.10	86.19	67.66
	(d) Finance Cost	15.09	5.51	11.71	36.98	40.67
	(e) Depreciation and Amortisation Expenses	49.56	47.89	45.68	185.58	182.30
	(f) Other Expenses	85.30	11.76	68.52	176.31	241.58
	Total Expenses	634.98	796.12	764.56	2,114.96	3,531.13
3	Profit before Exceptional Items	68.24	74.84	60.09	266.05	468.22
5	Add : Exceptional Item	-	-	-	-	-
6	Profit before Tax	68.24	74.84	60.09	266.05	468.22
	Less : Tax Expense					
	(a) Current Tax	8.35	12.25	19.05	43.96	69.87
	(b) Mat Credit Entitlement	4.08	5.51	11.28	14.82	30.69
	(c) Deferred Tax	5.31	(0.87)	(0.88)	6.19	0.48
7	Total Tax	17.74	16.89	29.45	64.97	101.04
8	Net Profit	50.50	57.95	30.64	201.07	364.18
	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	0.22	(2.63)	541.49	0.37	545.90
	b) Income tax relating to above items	(0.04)	0.72	(60.16)	(0.04)	(60.19)
9	Total Other comprehensive income (a-b)	5.76	(1.91)	481.31	5.91	485.71
10	Total comprehensive income for the period (8+9)	56.26	56.04	511.95	206.99	849.88
	Paid Up Share Capital (Face Value Rs 10 each)	1,744.68	1,744.68	1,744.68	1,744.68	1,744.68
	Earning per share (Face Value Rs 10 each)					
	(a) Basic	0.29	0.33	0.18	1.19	2.09
	(b) Diluted	0.29	0.33	0.18	1.19	2.09

Notes:

- The Financial Results of the Company for the Quarter ended 31st March, 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 30th May, 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.
- 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.
- The company does not have any extraordinary or exceptional items to report for the above period.
- The Company does not have more than one reportable segment.
- Comparative figures have been rearranged / regrouped wherever necessary.
- 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.
- The figures for the quarter ended 31st March, 2023 are the balancing figure between the audited figures in respect of Year ended 31st March, 2023 and Published Figure upto the end of the Nine month ended 31st December, 2022.
- Figures of the Previous Periods have been re-arranged/regrouped where necessary to make them comparable.

For and on behalf of the board
For Pansari Developers Limited

Mahesh Agarwal
Mahesh Kumar Agarwal
(Managing Director & Chairman)
Chairman & Managing Director,
IDIN: 00480731

Place: Kolkata
Date: 30th May, 2023



PANSARI DEVELOPERS LIMITED		
Corporate Identity Number : L72200WB1996PLC079438		
STATEMENT OF CASH FLOWS FOR THE QUATER ENDED 31ST MARCH, 2023		
(Rs in Lakhs)		
Particulars	Standalone	
	Year Ended	
	31.03.2023	31.03.2022
A Cash Flow From Operating Activities		
Profit before tax from continuing operations	266.05	465.22
Profit Before Tax	266.05	465.22
Adjustment for Non cash & Non operating item		
Depreciation	185.58	182.38
Interest & Finance Charges	36.98	264.71
Profit from sale of Land	(4.54)	(2.93)
Profit from sale of Fixed Assets	(5.51)	0.08
Interest Received	(61.85)	(26.84)
Dividend Received	(0.13)	(0.46)
Operating Profit before changes in working capital	416.57	882.07
Movements in working capital:		
Increase/(Decrease) in Trade Payables	175.76	(27.35)
Increase/(Decrease) in Other Current Financial Liabilities	181.60	-
Increase/(Decrease) in Other Current Liabilities	2,854.56	(770.97)
Increase/(Decrease) in Provision (Current)	(0.66)	1.65
Increase/(Decrease) in Provision (Non Current)	(3.90)	0.74
Increase/(Decrease) in other Liabilities (Non Current)	(207.86)	(486.00)
Increase/(Decrease) in Other Financial Liabilities (Non Current)	102.85	(8.98)
Increase/(Decrease) in Current Liabilities	-	(7.48)
Decrease/(Increase) in Trade Receivables	170.88	359.02
Decrease/(Increase) in Inventories	(876.83)	1,815.08
Decrease/(Increase) in Other Financial Assets (Current)	(3,912.87)	53.37
Decrease/(Increase) in Loans	(240.44)	0.39
Decrease/(Increase) in Others Assets and Liabilities	(381.24)	(583.84)
Net cash flow before Tax and Extra ordinary Item	(1,721.59)	429.68
Direct Taxes (Paid) / Refund	(133.69)	(68.91)
Net cash flow from / (used in) operating activities (A)	(1,855.28)	360.77
B Cash flows from investing activities		
Purchase of fixed assets, including intangible assets, CWIP and capital advances	(125.62)	(5.38)
Sale of Fixed Assets	9.38	0.40
Decrease/(Increase) in Other Non-Current Assets	(329.33)	3.01
Purchase of Investment	(8.25)	-
Sale of Investment	23.81	-
Purchase of Investment Property	(46.84)	-
Sale of Investment Property	8.11	-
Decrease/(Increase) in Non-Current Investments	14.17	8.08
Dividend Received	0.13	0.46
Interest Received	61.85	26.84
Net Cash flows from investing activities (B)	(392.57)	33.41
C Cash flows from financing activities		
Proceeds/(Repayments) from borrowings (Non Current)	1,000.00	(1,185.65)
Proceeds/(Repayments) from borrowings (Current)	1,270.07	939.45
Interest Paid	(36.98)	(264.71)
Net cash flows from/(used in) in financing activities (C)	2,233.09	(510.91)
Net increase / (decrease) in cash and cash equivalent (A+B+C)	(14.75)	(116.73)
Cash and cash equivalent at the beginning of the year	78.02	194.75
Cash and cash equivalent at the end of the year	63.26	78.02
Components of Cash and Cash Equivalents		
Cash in Hand	29.81	35.45
With Banks - On Current Account	33.46	42.56
Total cash and cash equivalents	63.26	78.02

For & On Behalf Of the Board
For Pansari Developers Limited

Mahesh Kumar Agarwal

Mahesh Kumar Agarwal
(Managing Director & Chairman)

Mahesh Kumar Agarwal
(DIN No. 00480731)

Chairman & Managing Director
IDIN: 00480731]

Place : Kolkata
Date : 30th May, 2023



PANSARI DEVELOPERS LIMITED		
Corporate Identity Number : L72200WB1996PLC079438		
Statement of audited Consolidated Assets and Liabilities		
(Rs In Lakh)		
Particulars	Consolidated	
	AS on 31st March 2023	AS on 31st March 2022
	(Audited)	(Audited)
ASSETS		
(I) Non-Current Assets		
(a) Property, Plants & Equipments	4,162.22	4,225.46
(b) Investment Property	3,281.97	3,249.25
(c) Financial Assets		
(i) Investments	865.06	892.91
(ii) Loans	240.44	-
(d) Deferred Tax Asset (Net)	463.62	486.81
(e) Other Non-Current Assets	316.86	481.01
	9,330.18	9,335.43
(II) Current Assets		
(a) Inventories	11,953.10	10,339.90
(b) Financial Assets		
(i) Trade Receivables	54.72	225.60
(ii) Cash and Cash Equivalents	79.71	110.98
(iii) Others	4,417.58	28.69
(c) Other Current Assets	2,324.81	1,999.47
(d) Current Tax Assets (Net)	67.48	-
	18,897.40	12,704.64
Total Assets	28,227.57	22,040.07
EQUITY AND LIABILITIES		
(I) EQUITY		
(a) Equity Share Capital	1,744.68	1,744.68
(b) Other Equity	10,256.01	10,190.50
	12,000.69	11,935.18
(II) LIABILITIES		
(i) Non-Current Liabilities		
(a) Financial Liabilities		
(i) Borrowings	1,000.00	-
(ii) Other	366.00	264.15
(b) Provisions	9.73	13.63
(c) Other Non Current Liabilities	1,001.35	1,207.50
	2,377.07	1,485.27
(iii) Current Liabilities		
(a) Financial Liabilities		
(i) Borrowings	7,149.17	5,417.89
(ii) Trade Payables		
(A) Total outstanding dues of micro, small and medium enterprises	-	-
(B) Total outstanding dues of creditors other than micro and medium enterprises	264.84	128.78
(iii) Other current financial Liabilities	156.60	-
(b) Other Current Liabilities	6,278.21	3,059.59
(c) Provisions	1.00	1.65
(d) Current Tax Liabilities (Net)	-	11.71
	13,849.82	8,619.62
TOTAL LIABILITIES	16,226.89	10,104.89
TOTAL - EQUITY AND LIABILITIES	28,227.57	22,040.07

For & On Behalf of the Board

Mahesh Kumar Agarwal
 (Managing Director and Chairman)
 (DIN No: 00480731)
 Chairman & Managing Director
 IDIN: 00480731]

Place : Kolkata
 Date : 30th May, 2023



PANSARI DEVELOPERS LIMITED
Corporate Identity Number : L72200WB1996PLC079438
Statement of audited Financial Results for the Quarter and Year ended 31st March,2023

(Rs In Lakhs)

Sl. No.	Particulars	consolidated				
		Quarter Ended			Year Ended	
		31st March 2023	31st December 2022	31st March 2022	31st March 2023	31st March 2022
	Audited	Unaudited	Audited	Audited	Audited	
1	Income from Operations					
	(a) Revenue from Operations	455.39	858.38	1,774.01	2,318.20	6,024.71
	(b) Other Income	54.44	16.08	18.85	81.17	37.46
	Total Income	509.83	874.45	1,792.86	2,399.37	6,062.17
2	Expenditure					
	(a) Operating Cost	1,690.45	675.66	968.57	3,367.14	1,968.91
	(b) Changes in Inventories	(1,460.27)	35.92	537.40	(1,768.44)	2,969.17
	(c) Employee Benefits Expenses	20.33	19.38	24.37	86.19	74.72
	(d) Finance Cost	55.04	5.51	66.63	79.13	137.94
	(e) Depreciation and Amortisation Expenses	49.77	47.91	45.81	185.85	182.53
	(f) Other Expenses	86.22	12.08	69.17	177.88	247.80
	Total Expenses	441.54	796.45	1,711.95	2,127.75	5,576.06
4	Profit before Exceptional Items	68.28	78.00	80.91	271.61	486.11
5	Add : Exceptional Item	-	-	-	-	-
6	Profit before Tax	68.28	78.00	80.91	271.61	486.11
	Less : Tax Expense					
	(a) Current Tax	13.29	12.26	39.88	46.36	90.77
	(b) Mat Credit Entitlement	4.08	5.51	11.27	14.82	30.69
	(c) Deferred Tax	2.15	(0.27)	(0.88)	6.19	0.48
	(d) Income tax for Earlier year	0.60	-	-	3.17	-
7	Total Tax	20.13	17.49	50.27	70.55	121.94
8	Net Profit	48.16	60.50	30.64	201.07	364.18
	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	0.22	(2.63)	541.50	0.37	545.90
	Income tax relating to above items	(0.04)	0.72	60.19	(0.04)	(60.19)
9	Total Other comprehensive income (a+b)	5.76	(1.91)	601.69	5.91	485.71
10	Total comprehensive income for the period (8+9)	53.92	58.60	632.33	206.98	849.88
	Paid Up Share Capital (Face Value Rs 10 each)	1,744.68	1,744.68	1,744.68	1,744.68	1,744.68
	Earning per share (Face Value Rs 10 each)					
	(a) Basic	0.28	0.35	0.18	2.09	0.88
	(b) Diluted	0.28	0.35	0.18	2.09	0.88

Notes:

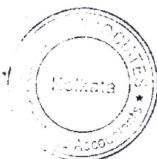
- (A) The Financial Results of the Company for the Quarter ended 31st March,2023 have been reviewed and recommended by the Audit Committee and approved by the Board of Directors of the Company in their respective meetings held on 30th May,2023. The Statutory Auditors of the Company have carried out Audit 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 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 ensure that such financial results provide true and fair view of its affairs.
- (g) The figures for the quarter ended 31st March,2023 are the balancing figures between the audited figures in respect of Year ended 31st March,2023 and Published Figure upto the end of the Nine month ended 31st December,2022.
- (h) Figures of the Previous Periods have been re-arranged/regrouped where necessary to make them comparable.

For and on behalf of the board
For Pansari Developers Limited

Mahesh Kumar Agarwal
(Managing Director and Chairman)
(DIN No. 00480731)

Mahesh Agarwal
Chairman & Managing Director
(DIN: 00480731)

Place : Kolkata
Date : 30th May,2023



PANSARI DEVELOPERS LIMITED		
Corporate Identity Number : L72209WB1996PLC079438		
CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31st MARCH 2023		
(Rs in Lakhs)		
Particulars	Consolidated	
	Year Ended	
	31.03.2023	31.03.2022
A Cash Flow From Operating Activities		
Profit before tax from continuing operations	271.61	486.11
Profit Before Tax	271.61	486.11
Adjustment for Non cash & Non operating items		
Depreciation	185.95	182.53
Interest & Finance Charges	79.13	341.98
Profit from sale of Land	(4.54)	(2.93)
Profit from sale of Fixed Assets	(5.51)	0.08
Interest Received	(63.23)	(27.27)
Dividend Received	(0.13)	(0.46)
Operating Profit before changes in working capital	463.18	988.04
Movements in working capital:		
Increase/(Decrease) in Trade Payables	136.06	(40.34)
Increase/(Decrease) in Other Current Financial Liabilities	156.60	-
Increase/(Decrease) in Other Current Liabilities	3,218.62	(2,057.99)
Increase/(Decrease) in Provision (Current)	(0.65)	1.65
Increase/(Decrease) in Provision (Non Current)	(3.90)	0.74
Increase/(Decrease) in other Liabilities (Non Current)	(206.15)	(486.00)
Increase/(Decrease) in Other Financial Liabilities (Non Current)	101.85	(8.98)
Increase/(Decrease) in Current Liabilities	(67.91)	(15.64)
Decrease/(Increase) in Trade Receivables	170.88	359.02
Decrease/(Increase) in Inventories	(1,613.20)	2,969.22
Decrease/(Increase) in Other Financial Assets (Current)	(4,388.98)	55.37
Decrease/(Increase) in Loans	(240.44)	0.39
Decrease/(Increase) in Other Assets and Liabilities	(325.33)	(651.05)
Net cash flow before Tax and Extra ordinary item	(2,599.28)	1,106.50
Direct Taxes (Paid) /Refund	(144.41)	(109.92)
Net cash flow from / (used in) operating activities (A)	(2,743.69)	996.57
B Cash flows from investing activities		
Purchase of fixed assets, including intangible assets, CWIP and capital advances	(125.62)	(5.38)
Sale of Fixed Assets	9.38	0.40
Decrease/(Increase) in Other Non-Current Assets	164.16	3.01
Purchase of Investment	(8.25)	-
Sale of Investment	23.81	-
Purchase of Investment Property	(46.84)	-
Sale of Investment Property	8.11	-
Decrease/(Increase) in Non-Current Investments	(27.84)	(12.90)
Dividend Received	0.13	0.46
Interest Received	63.23	27.27
Net Cash flows from investing activities (B)	60.28	12.96
C Cash flows from financing activities		
Proceeds/(Repayment) from borrowings (Non Current)	1,000.00	(1,185.65)
Proceeds/(Repayment) from borrowings (Current)	1,731.27	401.50
Interest Paid	(79.13)	(341.98)
Net cash flows from/(used in) in financing activities (C)	2,652.15	(1,126.13)
Net Increase / (decrease) in cash and cash equivalent (A+B+C)	(31.26)	(116.70)
Cash and cash equivalent at the beginning of the year	110.98	227.68
Cash and cash equivalent at the end of the year	79.71	110.98
Components of Cash and Cash Equivalents		
Cash in Hand	40.07	40.29
With Banks - On Current Account	39.64	70.69
Total cash and cash equivalents	79.71	110.98

For Pansari Developers Limited

Mahesh Kumar Agarwal

Mahesh Kumar Agarwal
(Managing Director and Chairman)
(DIN No: 00480731)

Chairman & Managing Director
(DIN: 00480731)



Place : Kolkata
Date : 30th May, 2023