

**Reg. Office Address:**  
Room No. 144, C-Wing, Nirman Bhawan,  
Maulana Azad Road, New Delhi 110001  
CIN: L70101DL2005GOI132162  
Website: www.hpil.co.in  
Email: info@hpil.co.in, Tel: 011-23061325

**HEMISPHERE PROPERTIES INDIA LIMITED**  
(A Government of India Enterprise)

**हेमीस्फेयर प्रॉपर्टीज इंडिया लिमिटेड**  
(भारत सरकार का उपक्रम)

HPIL/BS/Stx/2024-25

Dated: 12.02.2025

To,  
Manager,  
Listing Department  
BSE Limited,  
P.J. Towers, Dalal Street  
Mumbai: 400 001

To,  
Manager  
Listing Department  
National Stock Exchange of India Limited  
"Exchange Plaza", Plot No. C/1,G Block,  
Bandra Complex, Bandra (E),  
Mumbai -400 051

Script Code: 543242

Symbol: HEMIPROP

**Sub: Outcome of Board Meeting.**

Sir/ Madam,

In accordance with Regulations 30 and 33 of the SEBI Listing Regulations read with Schedule III, the Board of Directors, in their meeting held on Wednesday, February 12, 2025, inter-alia approved Un-Audited Financial Results for the quarter ended on December 31, 2024. We are enclosing the Un-Audited Financial Results (Standalone) of the Company for the quarter ended on December 31, 2024 along with Limited Review Report on the Un-audited Financial Results of Company by M/s Aggarwal & Rampal, Chartered Accountants, Statutory Auditor of Company.

The above stated documents are also available on the website of Company, [www.hpil.co.in](http://www.hpil.co.in).

The Board meeting commenced at 3.30 pm and concluded at 5.20 pm.

This is for your information and dissemination.

Thanking you,

For **Hemisphere Properties India Limited**

Lubna  
Company Secretary & Compliance Officer

**Independent Auditor's Review Report on the Unaudited Financial Results for the Quarter and nine months ended December 31, 2024 of the Hemisphere Properties India Limited Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended**

**LIMITED REVIEW REPORT**

To

The Board of Directors,

**Hemisphere Properties India Limited**

We have reviewed the accompanying statement of unaudited financial results of **Hemisphere Properties India Limited** (the 'Company') for the quarter and nine months ended on December 31, 2024 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 Regulation').

- 1) This Statement, which is the responsibility of the Company's management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. Our responsibility is to issue a report on the Statement based on our review.
- 2) 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. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and an analytical procedure applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.



Based on our review conducted as above, we observe the following-

1. During the Quarter ended December 31, 2024 the Company still not complied, with the provisions contained in Section 149 of the Companies Act read with Rule – 4 of the Companies (Appointment and Qualification of Directors) Rules, 2014 and Regulation 17(1)(b) & 2(A), Regulation 18(1)(b)(d) & 2(b), Regulation 19(1)(c),(2) & 2(A), Regulation 20(2A), Regulation 25(3) of SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015 in respect of the Appointment of the Independent Directors and no provision has been made for any penalty may be imposed by the regulators.
2. Provision for Stamp Duty Payable towards registration/mutation of the complete land parcels in all states, amounting to Rs. 65,100 lacs, which has been computed based on the circle rates prevailing in Financial Year 2016- 17. The actual liability in this regard may vary, being dependent upon the Circles rates/stamp duty rates prevailing at the time of transfer of titles of land in future.

The Company has paid an amount of Rs. 774.30 lacs (out of the above provision of Rs. 65,100 lacs) during the financial year 2022-23 for the Chennai Land and the Conveyance Deed has been executed for the said land. Further, during financial year 2023-24, an amount of Rs. 316.02 lacs, being the Development Fees/Mutation Charges on Mutation of Kolkata land parcel has been appropriated out of Rs. 65100 lacs, and paid in May 2024. However, the management has not re-assessed/reviewed the remaining outstanding liability of Rs. 64009.68 lacs as of December 31, 2024.

3. Non-Recognition/Accounting of Property Tax/Urban Land Tax Liability by the Company in relation to the Land Parcel of 53.04 acres in Chennai. The management is of the view that the Liability for the said cost is not presently determinable, and shall be accounted for only when the demand is ascertained from the said local revenue authority.
4. The balances shown in financial statements against Trade Receivables, Trade Payables, Non-Current Borrowings, Current Borrowings, Other Financial Liabilities, Other Current Liabilities and Other Financial Assets are subject to confirmation, and reconciliation, consequential effect (if any) on the financial statements remains unascertained.



We draw attention to the fact that corresponding figures for the quarter ended 31 December, 2023 and based on previously issued unaudited financial results that were reviewed, and figures for the year ended 31 March, 2024 are based on the audited financial statements that were audited, by the predecessor auditor, who expressed unmodified conclusion / opinion on those unaudited financial results / audited financial statements.

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

For Aggarwal & Rampal  
Chartered Accountants  
F.R No. 003072N



Aditya Aggarwal  
(Partner)

Membership No: 515644  
UDIN: 25515644BMLKPC2866

Place: New Delhi

Date: February 12, 2025

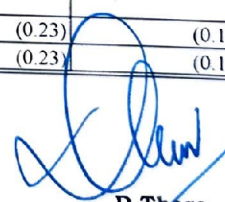
# HEMISPHERE PROPERTIES INDIA LIMITED

CIN : L70101DL2005GOI132162

## STATEMENT OF PROFIT AND LOSS FOR THE YEAR QUARTER AND NINE MONTHS ENDED AS ON 31st DECEMBER 2024

Particulars	Quarter Ended			Nine Months Ended		(₹ in Lakhs)
	31-Dec-2024	30-Sep-2024	31-Dec-2023	31-Dec-2024	31-Dec-2023	Year Ended
	(unaudited)	(unaudited)	(unaudited)	(unaudited)	(unaudited)	31-Mar-2024 (audited)
<b>Revenue :</b>						
I. Revenue from operations	23.86	23.25	13.46	66.78	38.81	52.28
II. Other income	159.20	175.56	194.61	514.09	582.73	744.50
III. <b>Total Income (I + II)</b>	<b>183.06</b>	<b>198.81</b>	<b>208.08</b>	<b>580.87</b>	<b>621.55</b>	<b>796.78</b>
<b>IV. Expenses:</b>						
Employee benefits expenses	11.88	11.29	10.75	34.45	31.35	42.09
Finance costs	158.00	157.21	164.14	469.40	488.14	644.04
Depreciation, amortization and impairment	2.11	2.11	0.41	5.75	1.31	1.73
Other Expenses	243.47	232.26	213.55	717.55	646.42	1335.92
<b>Total Expenses (IV).</b>	<b>415.45</b>	<b>402.85</b>	<b>388.85</b>	<b>1227.15</b>	<b>1167.22</b>	<b>2023.78</b>
V. <b>Profit/loss Before exceptional items and Tax (III - IV)</b>	<b>(232.39)</b>	<b>(204.04)</b>	<b>(180.78)</b>	<b>(646.28)</b>	<b>(545.67)</b>	<b>(1227.00)</b>
VI. Exceptional items	-	-	-	-	-	-
VII. Profit/(Loss) before tax (V - VI)	<b>(232.39)</b>	<b>(204.04)</b>	<b>(180.78)</b>	<b>(646.28)</b>	<b>(545.67)</b>	<b>(1227.00)</b>
VIII. Tax expense:						
(1) Current tax						
- For the year	-	-	-	-	-	-
- For earlier years (net)	-	-	-	-	-	-
(2) Deferred tax (net)	-	-	-	-	-	-
Total Tax Expense (VIII)	-	-	-	-	-	(245.15)
IX. <b>Profit/(loss) for the period from continuing operation (VII - VIII)</b>	<b>(232.39)</b>	<b>(204.04)</b>	<b>(180.78)</b>	<b>(646.28)</b>	<b>(545.67)</b>	<b>(981.85)</b>
X Profit/(loss) from discontinued operations	-	-	-	-	-	-
XI Tax Expense of discontinued operations	-	-	-	-	-	-
XII Profit/(loss) from discontinued operations (after tax) (X-XI)	-	-	-	-	-	-
XIII <b>Profit/(loss) for the period (IX+XII)</b>	<b>(232.39)</b>	<b>(204.04)</b>	<b>(180.78)</b>	<b>(646.28)</b>	<b>(545.67)</b>	<b>(981.85)</b>
XIV Other Comprehensive Income	-	-	-	-	-	-
XV <b>Total Comprehensive Income for the period</b>	<b>(232.39)</b>	<b>(204.04)</b>	<b>(180.78)</b>	<b>(646.28)</b>	<b>(545.67)</b>	<b>(981.85)</b>
XVI <b>Earnings Per Equity Share:</b>						
(1) Basic	(0.08)	(0.07)	(0.06)	(0.23)	(0.19)	(0.34)
(2) Diluted	(0.08)	(0.07)	(0.06)	(0.23)	(0.19)	(0.34)

Place: New Delhi  
Date : 12.02.2025

  
**D Thara**  
Chairperson and Managing Director



## Notes to the financial statement as on December 31, 2024

1. The above unaudited financial results for the quarter ended on 31.12.2024, duly reviewed and recommended by Audit Committee of Company and taken on record by the Board of Directors at their meeting held on 12.02.2025
2. The unaudited financial results for the quarter ended on 31.12.2024 have been subject to limited review by the Statutory Auditor of the Company.
3. The financial statements are prepared in compliance with Indian Accounting Standards, "Ind-AS" prescribed under Section 133 of the Companies Act, 2013 read with relevant rules thereunder and in terms of Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) and SEBI circular dated 5<sup>th</sup> July 2016.
4. The Company is engaged in the business of Real Estate. In the context of Ind AS 108 on 'Segment Reporting', the results are considered to constitute a single reportable primary / business segment.
5. The provisions for Income Tax/ Deferred Tax is being assessed/ computed by the Company annually and not on quarterly/ half-yearly basis in the Interim Financials (Unaudited Results).
6. The Company classified its land parcels as Investment property as the land use was not ascertained. During the period under review, the Company initiated the process for development/monetization of its land parcel at Pune land parcel. Municipal Authorities, Pune Maharashtra, vide its letter dated 25.09.2024 has tentatively approved the layout including the FSI of the amenity plots for Bopkhel land in Pune. Further, the Company has floated the Request for Proposal (RFP) for monetization of land parcel at Bopkhel Pune on 13.12.2024.
7. Comparative figures have been regrouped / re-casted/ rearranged wherever deemed necessary to confirm to current period classification.

Place : New Delhi  
Date :12.02.2025

Hemisphere Properties India Limited

D Thara

(Chairperson & Managing Director)

DIN: 01911714

