

October 27, 2023

Department of Corporate Services  
BSE Limited,  
Mumbai 400 001

The Listing Department  
National Stock Exchange of India Limited,  
Mumbai 400 051

Through: BSE Listing Centre

Through: NEAPS

Scrip Code: Equity - 533273  
Debt - 973653, 973654, 973655

Scrip Symbol: OBEROIRLTY

**Sub: Unaudited consolidated and standalone financial results for the quarter ended September 30, 2023**

Dear Sirs,

In compliance with Regulation 33 and 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, this is to inform you that the Board of Directors in their meeting held on October 27, 2023 have approved the unaudited consolidated and standalone financial results for the quarter ended September 30, 2023 and the same are enclosed herewith.

Also enclosed herewith are the Limited Review Reports given by the Statutory Auditors on the above financial results.

The above meeting of the Board of Directors commenced at 5:00 p.m. and concluded at 7:30 p.m. *Am*

Also, with the financial results as above having been communicated to the stock exchanges, the Trading Window shall open w.e.f. October 30, 2023.

Request you to kindly take the above on record and oblige.

Thanking you.

For Oberoi Realty Limited

  
Bhaskar Kshirsagar  
Company Secretary

**Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Consolidated Financial Results of the Company Pursuant to the Regulations 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended**

**Review Report to  
The Board of Directors  
Oberoi Realty Limited**

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of Oberoi Realty Limited (the "Holding Company"), its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group") and its joint ventures for the quarter ended September 30, 2023 and year to date from April 01, 2023 to September 30, 2023 (the "Statement") attached herewith, being submitted by the Holding Company pursuant to the requirements of Regulations 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. The Holding Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulations 33 and 52 of the Listing Regulations. The Statement has been approved by the Holding Company's Board of Directors. 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. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. 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 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.

We also performed procedures in accordance with the Circular No. CIR/CFD/CMD1/44/2019 dated March 29, 2019 issued by the Securities and Exchange Board of India under Regulation 33(8) of the Listing Regulations, to the extent applicable.

4. The Statement includes the results of the entities listed in Annexure 1 of this report.
5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of other auditors referred to in paragraph 6 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.



6. The accompanying Statement includes the unaudited interim financial results and other financial information, in respect of:
- Three subsidiaries, whose unaudited interim financial results reflect total assets of Rs. 2,157.67 lakhs as at September 30, 2023, total revenues of Rs 0.85 lakhs and Rs 0.89 lakhs, total net profit/(loss) after tax and total comprehensive income/ (loss) of Rs. 0.46 lakhs and Rs. (0.11) lakhs, each for the quarter ended September 30, 2023 and the period ended on that date respectively, and net cash inflows of Rs. 8.32 lakhs for the period from April 01, 2023 to September 30, 2023, as considered in the Statement which have been reviewed by their respective independent auditors.
  - Two joint ventures, whose unaudited interim financial results reflect the Group's share of net profit and total comprehensive income of Rs. 20.24 lakhs and Rs. 39.14 lakhs for the quarter ended September 30, 2023 and for the period ended on that date respectively, as considered in the Statement whose interim financial results and other financial information have been reviewed by their respective independent auditor.

The independent auditor's reports on interim financial results and other financial information and financial results of these entities have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures in respect of these subsidiaries and joint ventures is based solely on the report of such auditors and procedures performed by us as stated in paragraph 3 above.

7. The accompanying Statement includes unaudited interim financial results and other unaudited financial information in respect of four joint ventures, whose interim financial results reflect the Group's share of net loss after tax and total comprehensive loss of Rs. 47.66 lakhs and Rs. 117.57 lakhs for the quarter ended September 30, 2023 and for the period ended on that date respectively.


The unaudited interim financial results and other unaudited financial information of these joint ventures have not been reviewed by any auditor and have been approved and furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the affairs of these joint ventures, is based solely on such unaudited interim financial results and other unaudited financial information. According to the information and explanations given to us by the Management, these interim financial results and other financial information are not material to the Group.

Our conclusion on the Statement in respect of matters stated in paragraphs 6 and 7 above is not modified with respect to our reliance on the work done and the reports of the other auditors and the financial results certified by the Management.

For SRBC & CO LLP

Chartered Accountants

ICAI Firm registration number: 324982E/E300003

  
per Vinayak Pujare  
Partner

Membership No.: 101143

UDIN: 23101143BGYWOW3901

Place: Mumbai

Date of Signature: October 27, 2023





# SRBC & CO LLP

Chartered Accountants

Oberoi Realty Limited

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## Annexure 1 to the Review Report on the Unaudited Consolidated Financial Results of Oberoi Realty Limited for the quarter and half year ended September 30, 2023

### Subsidiaries

1. Astir Realty LLP
2. Buoyant Realty LLP
3. Encase Realty Private Limited
4. Evenstar Hotels Private Limited
5. Expressions Realty Private Limited
6. Incline Realty Private Limited
7. Integrus Realty Private Limited
8. Kingston Hospitality and Developers Private Limited
9. Kingston Property Services Limited
10. Oberoi Constructions Limited
11. Oberoi Mall Limited
12. Perspective Realty Private Limited
13. Pursuit Realty LLP
14. Sight Realty Private Limited

### Joint Ventures

1. Homexchange Limited
2. I-Ven Realty Limited
3. Metropark Infratech And Realty Developments Private Limited
4. Moveup Real Estate Private Limited
5. Saldanha Realty and Infrastructure LLP
6. Sangam City Township Private Limited
7. Schematic Estate LLP
8. Shri Siddhi Avenues LLP
9. Siddhivinayak Realties Private Limited



  
**OBEROI**  
**REALTY**  
**OBEROI REALTY LIMITED**

Registered Office : Commerz, 3rd Floor, International Business Park, Oberoi Garden City, Goregaon (E),  
Mumbai – 400 063, India

CIN: L45200MH1998PLC114818, E-mail ID: corporate@oberoirealty.com, Website: www.oberoirealty.com,  
Tel: +9122 6677 3333, Fax: +91 22 6677 3334

Unaudited Consolidated Financial Results for the Quarter and Half Year Ended September 30, 2023

(Rs. in Lakh, except per share data)

Sr. No.	Particulars	Quarter ended			Half Year ended		Year ended
		30/09/2023	30/06/2023	30/09/2022	30/09/2023	30/09/2022	31/03/2023
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Income						
	a. Revenue from operations	1,21,741	90,997	68,859	2,12,738	1,60,170	4,19,258
	b. Other income	2,639	2,359	2,320	4,998	4,490	10,062
	Total income (a+b)	1,24,380	93,356	71,179	2,17,736	1,64,660	4,29,320
2	Expenses						
	a. Operating costs	28,125	31,372	35,113	59,497	61,500	5,37,388
	b. Changes in inventories	21,719	6,602	(1,971)	28,321	9,444	(3,50,701)
	c. Employee benefits expense	2,319	2,379	2,074	4,698	3,894	7,779
	d. Finance cost	5,649	6,153	3,631	11,802	6,891	16,905
	e. Depreciation and amortisation	1,131	1,130	1,005	2,261	1,983	3,975
	f. Other expenses	5,757	3,271	2,598	9,028	5,071	13,626
	Total expenses (a+b+c+d+e+f)	64,700	50,907	42,450	1,15,607	88,783	2,28,972
3	Profit before share of profit of joint ventures (net) and exceptional items (1-2)	59,680	42,449	28,729	1,02,129	75,877	2,00,348
4	Share of profit of joint ventures (net)	209	173	10,058	383	14,587	22,041
5	Profit before exceptional items and tax (3+4)	59,889	42,622	38,786	1,02,512	90,464	2,22,389
6	Exceptional item	-	-	-	-	-	-
7	Profit before tax (5+6)	59,889	42,622	38,786	1,02,512	90,464	2,22,389
8	Tax expense						
	a. Current tax	13,112	9,174	7,399	22,285	19,394	51,039
	b. Deferred tax	1,101	1,284	(475)	2,385	(1,100)	(19,105)
9	Net profit for the period (7-8)	45,676	32,164	31,862	77,842	72,170	1,90,453
10	Other comprehensive income						
	a. Items that will not be reclassified to profit or loss	(93)	(37)	(12)	(130)	42	(82)
	b. Income tax relating to items that will not be reclassified to profit or loss	23	9	3	33	(11)	22
11	Total comprehensive income for the period (9+10)**	45,606	32,136	31,853	77,745	72,201	1,90,393
12	Paid-up equity share capital (Face value of Rs.10 each)	36,360	36,360	36,360	36,360	36,360	36,360
13	Paid up debt capital	3,35,775	3,71,529	2,99,894	3,35,775	2,99,894	3,94,409
14	Other equity						11,84,652
15	Net worth	12,84,211	12,38,604	11,02,863	12,84,211	11,02,863	12,21,012
16	Capital redemption reserve	5,710	5,710	5,710	5,710	5,710	5,710
17	Earnings per share (EPS)* (Face value of Rs.10 each)						
	a) Basic EPS	12.56	8.85	8.76	21.41	19.85	52.38
	b) Diluted EPS	12.56	8.85	8.76	21.41	19.85	52.38
18	Debt equity ratio	0.26	0.30	0.27	0.26	0.27	0.32
19	Debt service coverage ratio	0.77	0.68	1.55	0.73	1.67	1.41
20	Interest service coverage ratio	7.76	5.55	5.02	6.64	6.56	7.39
21	Current ratio	4.71	3.93	3.22	4.71	3.22	3.79
22	Long term debt to working capital ratio	0.33	0.36	0.37	0.33	0.37	0.37
23	Bad debts to Account receivable ratio	-	-	-	-	-	-
24	Current liability ratio	0.45	0.49	0.52	0.45	0.52	0.51
25	Total debts to total assets ratio	0.18	0.20	0.18	0.18	0.18	0.21
26	Debtors turnover^ (days)	60	82	11	60	15	57
27	Inventory turnover^ (days)	1,545	2,039	1,354	1,751	1,274	1,327
28	Operating margin (%)	52.42%	52.06%	45.08%	52.27%	50.11%	50.37%
29	Net profit margin (%)	36.72%	34.45%	44.76%	35.75%	43.83%	44.36%

\* Not annualised, except year end Basic and Diluted EPS

\*\* Entirely attributable to owner of the parent.

^ Ratios for the quarter have been annualised.

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**BY**  
  
**S R B C & CO LLP**  
**MUMBAI**

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**Notes:**

- 1 The Unaudited Consolidated Financial Results for the quarter and half year ended September 30, 2023 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on October 27, 2023 and have been subjected to Limited Review by the Statutory Auditors of the Company. The Consolidated Financial Results are prepared in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013.
- 2 The nature of the real estate business of the Group is such that the result of the quarter/half year/year may not be representative of the profit/(loss) for the period.
- 3 At the Board Meeting held on October 27, 2023 the Board of Directors of the Company declared an interim dividend of Rs. 2 per equity share (20% of face value of equity share) for the financial year 2023-2024. November 8, 2023 is the record date for the purpose of payment of the said interim dividend.
- 4 The listed, secured, redeemable, non-convertible debentures issued by the Company are secured by (i) exclusive mortgage of the unsold identified residential units in projects developed by a subsidiary company, (ii) pari passu charge on Receivables from certain identified residential units from the said projects, and the bank accounts into which such Receivables are deposited, and (iii) further secured by way of an irrevocable and unconditional corporate guarantee from the said subsidiary company. The security cover of atleast 1.5 times in respect of the said debentures has been maintained as on September 30, 2023 as per the terms of offer document and the Debenture Trust Deed.
- 5 During the quarter and half year ended September 30, 2023, the Company, in exercise of the option available to it under the terms of the Issue, had redeemed an amount of Rs. 18,000 lakh and Rs. 20,000 lakh respectively from Series I NCDs (INE093107033) by way of face value reduction.
- 6 During the quarter, the Company took steps for divesting its stake in one of its joint venture, and subsequently, on October 26, 2023, a Share Purchase Agreement was executed by the Company for the same. Accordingly, the investment is classified as asset held for sale as at September 30, 2023 and a charge of Rs 1,914 lakh is recorded in "Other Expenses" in the financial results for the period ended September 30, 2023 representing Ind AS adjustments on this investment made in the earlier years.
- 7 The Board of Directors of Oberoi Realty Limited at its board meeting held on August 9, 2022, approved the Scheme of Amalgamation of Oberoi Constructions Limited, Oberoi Mall Limited, Evenstar Hotels Private Limited and Incline Realty Private Limited (the wholly owned subsidiaries) with Oberoi Realty Limited pursuant to the provisions of Sections 230 to 232 and other applicable sections and provisions of the Companies Act, 2013.  
At the Board meeting of Oberoi Realty Limited held on July 31, 2023, the Board has approved a revised Scheme of Amalgamation of Oberoi Constructions Limited, Oberoi Mall Limited and Evenstar Hotels Private Limited (the wholly owned subsidiaries) with Oberoi Realty Limited pursuant to the provisions of Sections 230 to 232 and other applicable sections and provisions of the Companies Act, 2013. Incline Realty Private Limited (a wholly owned subsidiary) has been withdrawn from the original Scheme of Amalgamation. In the said revised Scheme of Amalgamation, April 1, 2022 continues to be the Appointed Date. The said revised Scheme of Amalgamation is subject to the requisite approvals and sanction, inter alia, of the jurisdictional bench of National Company Law Tribunal ("NCLT"). December 14, 2023 is the next date of hearing before the NCLT.
- 8 Formulae for computation of ratios are as follows:
  - a) Debt Equity Ratio = Debt/Equity (Debt = Non current borrowings + Current borrowings including current maturities of long term debt)
  - b) Debt Service Coverage Ratio = Earnings before interest and tax less interest income/(Interest Expense + Principal Repayments made during the period) (Interest expense includes interest capitalised to projects)
  - c) Interest Service Coverage Ratio = Earnings before interest and tax less interest income/Interest Expense
  - d) Current Ratio = Current Assets/Current Liabilities
  - e) Long term debt to working capital = Non-Current Borrowings (Including Current Maturities of Non-Current Borrowings)/Current Assets Less Current Liabilities (Excluding Current Maturities of Non-Current Borrowings)
  - f) Bad debts to Account receivable ratio = Bad Debts/Average Trade Receivables
  - g) Current liability ratio = Total Current Liabilities/Total Liabilities
  - h) Total debts to total assets = Total Debt/Total Assets
  - i) Debtors turnover = Average Trade Receivables/Total revenue from operations (For revenue from projects for sale, the billing during the period is considered).
  - j) Inventory turnover = Average Inventories/Cost of Goods Sold
  - k) Operating margin (%) = (Earnings before interest, tax and depreciation and amortisation - Other Income)/ Revenue from operations
  - l) Net profit margin (%) = Profit After Tax (Including Share of profit / (loss) of joint ventures (net))/ Total income
- 9 Previous period figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current period's classification.
- 10 The standalone financial results for the quarter ended September 30, 2023 are summarised below and detailed financial results are available on the Company's website [www.oberoirealty.com](http://www.oberoirealty.com) and have been submitted to the BSE Limited ([www.bseindia.com](http://www.bseindia.com)) and National Stock Exchange of India Limited ([www.nseindia.com](http://www.nseindia.com)), where the equity shares of the Company are listed.

Particulars	(Rs. in Lakh)					
	Quarter ended			Half Year ended		Year ended
	30/09/2023	30/06/2023	30/09/2022	30/09/2023	30/09/2022	31/03/2023
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
Total revenue (including other income)	66,084	35,125	25,813	1,01,208	66,178	1,62,968
Profit before tax	26,936	15,961	14,746	42,897	40,559	89,114
Profit after tax	19,435	12,072	13,920	31,507	33,590	70,335

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## 11 Unaudited Consolidated Segment wise Revenue, Results, Assets and Liabilities for quarter and half year ended September 30, 2023:

(Rs. in Lakh)

Particulars	Quarter ended			Half Year ended		Year ended
	30/09/2023	30/06/2023	30/09/2022	30/09/2023	30/09/2022	31/03/2023
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
<b>Segment Revenue</b>						
(a) Real estate	1,17,723	87,054	65,453	2,04,777	1,53,283	4,03,570
(b) Hospitality	4,018	3,943	3,406	7,961	6,887	15,688
<b>Total Segment Revenue</b>	<b>1,21,741</b>	<b>90,997</b>	<b>68,859</b>	<b>2,12,738</b>	<b>1,60,170</b>	<b>4,19,258</b>
Less: Inter segment revenue	-	-	-	-	-	-
<b>Net income from operations</b>	<b>1,21,741</b>	<b>90,997</b>	<b>68,859</b>	<b>2,12,738</b>	<b>1,60,170</b>	<b>4,19,258</b>
<b>Segment Results</b> (Profit before unallocable (expenditure) / income, interest and finance charges and tax)						
(a) Real estate	64,868	45,523	29,224	1,10,391	76,420	2,03,831
(b) Hospitality	1,309	1,337	992	2,646	2,244	5,662
<b>Total Segment Results</b>	<b>66,177</b>	<b>46,860</b>	<b>30,216</b>	<b>1,13,037</b>	<b>78,664</b>	<b>2,09,493</b>
Add/(Less):						
i) Interest and finance charges	(5,649)	(6,153)	(3,631)	(11,802)	(6,891)	(16,905)
ii) Unallocable income net of Unallocable Expenditure	(848)	1,741	2,144	893	4,104	7,760
<b>Profit before share of profit of joint ventures (net)</b>	<b>59,680</b>	<b>42,449</b>	<b>28,729</b>	<b>1,02,129</b>	<b>75,877</b>	<b>2,00,348</b>
Add: Share of profit of joint ventures (net)						
(a) Real estate	209	173	10,057	383	14,587	22,041
<b>Profit after share of profit of joint ventures (net)</b>	<b>59,889</b>	<b>42,622</b>	<b>38,786</b>	<b>1,02,512</b>	<b>90,464</b>	<b>2,22,389</b>
<b>Segment Assets</b>						
(a) Real estate	15,61,964	15,99,071	12,36,206	15,61,964	12,36,206	16,18,591
(b) Hospitality	1,40,116	1,38,693	1,35,495	1,40,116	1,35,495	1,37,074
<b>Total segment assets</b>	<b>17,02,080</b>	<b>17,37,764</b>	<b>13,71,701</b>	<b>17,02,080</b>	<b>13,71,701</b>	<b>17,55,665</b>
Add: Unallocated assets (1)	1,48,740	1,27,323	2,78,730	1,48,740	2,78,730	1,08,435
<b>Total Assets</b>	<b>18,50,820</b>	<b>18,65,087</b>	<b>16,50,431</b>	<b>18,50,820</b>	<b>16,50,431</b>	<b>18,64,100</b>
<b>Segment Liabilities</b>						
(a) Real estate	5,32,152	5,66,787	5,14,949	5,32,152	5,14,949	6,10,406
(b) Hospitality	27,174	35,931	30,450	27,174	30,450	28,681
<b>Total segment liability</b>	<b>5,59,326</b>	<b>6,02,718</b>	<b>5,45,399</b>	<b>5,59,326</b>	<b>5,45,399</b>	<b>6,39,087</b>
Add: Unallocated liabilities (2)	7,283	23,764	2,170	7,283	2,170	4,001
<b>Total Liabilities</b>	<b>5,66,609</b>	<b>6,26,482</b>	<b>5,47,568</b>	<b>5,66,609</b>	<b>5,47,568</b>	<b>6,43,088</b>

(1) Unallocated assets primarily comprise of corporate investments, tax, deferred tax assets and certain property, plant and equipment.

(2) Unallocated liabilities primarily includes tax and deferred tax liabilities.

For and on behalf of the Board


Vikas Oberoi  
Chairman & Managing Director

Mumbai, October 27, 2023

**SIGNED FOR IDENTIFICATION**  
**BY**



**S R B C & CO LLP**  
**MUMBAI**

**Registered Office :** Commerz, 3rd Floor, International Business Park, Oberoi Garden City, Goregaon (E), Mumbai – 400 063, India  
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Unaudited Consolidated Statement of Assets and Liabilities as at September 30, 2023

Particulars	(Rs. in Lakh)	
	As at 30/09/2023 Unaudited	As at 31/03/2023 Audited
<b>ASSETS</b>		
<b>I) Non-current assets</b>		
a) Property, plant and equipment	19,828	19,469
b) Capital work in progress	3,79,857	4,03,117
c) Investment properties	1,40,024	75,203
d) Intangible assets	182	211
e) Intangible assets under development	9	-
f) Financial assets		
i) Investments	37,548	41,899
ii) Other financial assets	11,756	4,269
g) Deferred tax assets (net)	18,294	20,837
h) Other non-current assets	54,156	53,456
	<b>6,61,654</b>	<b>6,18,461</b>
<b>II) Current assets</b>		
a) Inventories	8,25,989	8,54,309
b) Financial assets		
i) Investments	35,305	28,366
ii) Trade receivables	44,657	1,09,831
iii) Cash and cash equivalents	28,372	18,815
iv) Bank balances other than (iii) above	30,476	32,477
v) Loans	55,617	53,084
vi) Other financial assets	517	606
c) Current tax assets (net)	3,795	3,337
d) Other current assets	1,64,078	1,44,814
	<b>11,88,806</b>	<b>12,45,639</b>
Assets classified as held for sale	360	-
	<b>11,89,166</b>	<b>12,45,639</b>
<b>TOTAL ASSETS (I+II)</b>	<b>18,50,820</b>	<b>18,64,100</b>
<b>EQUITY AND LIABILITIES</b>		
<b>I) Equity</b>		
a) Equity share capital	36,360	36,360
b) Other equity	12,47,851	11,84,652
	<b>12,84,211</b>	<b>12,21,012</b>
<b>II) Liabilities</b>		
<b>i) Non-current liabilities</b>		
a) Financial liabilities		
i) Borrowings	2,79,205	2,88,064
ii) Trade payables		
a) Total outstanding dues of micro enterprises and small enterprises	2,520	2,316
b) Total outstanding dues of creditors other than micro enterprises and small enterprises	4,957	4,597
iii) Other financial liabilities		
i) Capital creditors		
a) Total outstanding dues of micro enterprises and small enterprises	425	257
b) Total outstanding dues of creditors other than micro enterprises and small enterprises	3,502	2,298
ii) Others	16,095	11,688
b) Provisions	210	165
c) Deferred tax liabilities (Net)	1,355	1,546
d) Other non-current liabilities	6,068	3,373
	<b>3,14,337</b>	<b>3,14,304</b>
<b>ii) Current liabilities</b>		
a) Financial liabilities		
i) Borrowings	56,570	1,06,345
ii) Trade payables		
a) Total outstanding dues of micro enterprises and small enterprises	1,733	3,009
b) Total outstanding dues of creditors other than micro enterprises and small enterprises	15,794	14,309
iii) Other financial liabilities		
i) Capital creditors		
a) Total outstanding dues of micro enterprises and small enterprises	216	426
b) Total outstanding dues of creditors other than micro enterprises and small enterprises	792	3,872
ii) Others	49,015	54,619
b) Other current liabilities	1,20,057	1,39,346
c) Provisions	4,541	4,570
d) Current tax liabilities (net)	3,554	2,288
	<b>2,52,272</b>	<b>3,28,784</b>
<b>TOTAL LIABILITIES (i+ii)</b>	<b>5,66,609</b>	<b>6,43,088</b>
<b>TOTAL EQUITY AND LIABILITIES (I+II)</b>	<b>18,50,820</b>	<b>18,64,100</b>

**SIGNED FOR IDENTIFICATION  
BY**

**S R B C & CO. LLP  
MUMBAI**

For and on behalf of the Board

Vikas Oberoi  
Chairman & Managing Director



**Registered Office :** Commerz, 3rd Floor, International Business Park, Oberoi Garden City, Goregaon (E),  
Mumbai – 400 063, India

CIN: L45200MH1998PLC114818, E-mail ID: corporate@oberoirealty.com, Website: www.oberoirealty.com,  
Tel: +9122 6677 3333, Fax: +91 22 6677 3334

Unaudited Consolidated Cash Flow Statement for the Half Year Ended September 30, 2023

Particulars	(Rs. in Lakh)	
	Half Year ended	
	30/09/2023	30/09/2022
	Unaudited	Unaudited
<b>CASH FLOW FROM OPERATING ACTIVITIES:</b>		
<b>Profit before tax as per Statement of Profit and Loss</b>	<b>1,02,512</b>	<b>90,464</b>
<b>Adjustments for</b>		
Depreciation and amortisation	2,261	1,983
Interest income (including fair value change in financial instruments)	(3,443)	(2,447)
Interest expenses (including fair value change in financial instruments)	11,802	6,891
Profit on sale of investments in mutual funds (net)	(1,542)	(2,026)
Fair Value adjustment relating to investment	1,914	-
(Gain)/loss from foreign exchange fluctuation (net)	18	43
Loss on sale/discarding of investment properties (net)	-	1
Loss on sale/discarding of property, plant and equipments (net)	1	-
Share of profit of joint ventures	(384)	(14,587)
Sundry balances written back	7	54
<b>Operating cash profit before working capital changes</b>	<b>1,13,146</b>	<b>80,376</b>
<b>Movement for working capital</b>		
Increase/(decrease) in trade payables	748	10,377
Increase/(decrease) in other liabilities	(16,591)	(5,915)
Increase/(decrease) in financial liabilities	(2,328)	(880)
Increase/(decrease) in provisions	(115)	3,519
(Increase)/decrease in loans and advances	(19,799)	(65,010)
(Increase)/decrease in financial assets	89	272
(Increase)/decrease in trade receivables	65,174	4,956
(Increase)/decrease in inventories	28,324	9,447
<b>Cash generated/(used) from operations</b>	<b>1,68,648</b>	<b>37,142</b>
Direct taxes (paid)/refund (net)	(21,477)	(22,063)
<b>Net cash inflow/(outflow) from operating activities</b>	<b>(A) 1,47,171</b>	<b>15,079</b>
<b>CASH FLOW FROM INVESTING ACTIVITIES:</b>		
(Acquisition)/(adjustments) of property, plant and equipments, investment properties, intangible assets/addition to capital work in progress (net)	(40,562)	(34,575)
Proceeds from sale of property, plant and equipment, investment properties, intangible assets	0	16
Interest received	1,157	566
Decrease/(increase) in loans and advances to/for joint ventures (net)	(1,110)	(909)
Decrease/(increase) in investment in joint ventures	2,821	5,715
(Acquisition)/sale of investments (net)	1,542	2,026
(Increase)/decrease in other assets	(5,485)	(7,039)
<b>Net cash inflow/(outflow) from investing activities</b>	<b>(B) (41,637)</b>	<b>(34,200)</b>
<b>CASH FLOW FROM FINANCING ACTIVITIES:</b>		
Repayment of debentures	(20,000)	-
Proceeds from short term secured borrowings	56,638	28,181
Repayment of short term secured borrowings	(88,170)	(31,412)
Proceeds from long term secured borrowings	19,200	21,873
Repayment of long term secured borrowings	(26,216)	(4,528)
Interest paid (gross)	(15,595)	(11,298)
Dividend paid	(14,544)	(10,908)
<b>Net cash inflow/(outflow) from financing activities</b>	<b>(C) (88,687)</b>	<b>(8,092)</b>

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**MUMBAI**



  
**OBEROI**  
**R E A L T Y**  
**OBEROI REALTY LIMITED**

10/17

**Registered Office :** Commerz, 3rd Floor, International Business Park, Oberoi Garden City, Goregaon (E),  
Mumbai – 400 063, India

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Unaudited Consolidated Cash Flow Statement for the Half Year Ended September 30, 2023

Particulars	(Rs. in Lakh)	
	Half Year ended	
	30/09/2023	30/09/2022
	Unaudited	Unaudited
<b>Net increase/(decrease) in cash and cash equivalents</b>	<b>(A+B+C) 16,847</b>	<b>(27,213)</b>
Add: cash and cash equivalents at the beginning of the year	46,956	1,00,811
<b>Cash and cash equivalents at the end of the year</b>	<b>63,803</b>	<b>73,598</b>
<b>Reconciliation statement of cash and bank balance</b>		
Cash and cash equivalents at the end of the year as per above	63,803	73,598
Add: Balance with bank in dividend/unclaimed dividend accounts	3	4
Add: Fixed deposits with banks, having remaining maturity for less than 12 months	34,740	14,769
Add: Fixed deposits with banks (lien marked)	7,489	11,014
Less: Short term liquid investments	(35,431)	(64,168)
Less: Fixed deposit with banks, having remaining maturity for more than 12 months	(11,756)	(4,812)
<b>Cash and bank balance as per statement of assets and liabilities</b>	<b>58,848</b>	<b>30,404</b>

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**MUMBAI**

For and on behalf of the Board

  
**Vikas Oberoi**

Chairman & Managing Director


Mumbai, October 27, 2023

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**Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Standalone Financial Results of the Company Pursuant to the Regulations 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended****Review Report to  
The Board of Directors  
Oberoi Realty Limited**

1. We have reviewed the accompanying statement of unaudited standalone financial results of Oberoi Realty Limited (the "Company") for the quarter ended September 30, 2023 and year to date from April 01, 2023 to September 30, 2023 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulations 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. The Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulations 33 and 52 of the Listing Regulations. The Statement has been approved by the Company's Board of Directors. 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. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. 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 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. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For S R B C & CO LLP  
Chartered Accountants  
ICAI Firm registration number: 324982E/E300003

  
per Vinayak Pujare  
Partner

Membership No.: 101143  
UDIN: 23101143BGYW0V2765

Place: Mumbai

Date: October 27, 2023





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**OBEROI  
REALTY  
OBEROI REALTY LIMITED**

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Unaudited Standalone Financial Results for the Quarter and Half Year Ended September 30, 2023

(Rs. in Lakh, except per share data)

Sr. No.	Particulars	Quarter ended			Half Year ended		Year ended
		30/09/2023	30/06/2023	30/09/2022	30/09/2023	30/09/2022	31/03/2023
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	<b>Income</b>						
	a. Revenue from operations	63,601	32,702	12,891	96,302	51,349	1,42,007
	b. Other income	2,483	2,423	12,922	4,906	14,829	20,961
	<b>Total income (a+b)</b>	<b>66,084</b>	<b>35,125</b>	<b>25,813</b>	<b>1,01,208</b>	<b>66,178</b>	<b>1,62,968</b>
2	<b>Expenses</b>						
	a. Operating costs	21,667	13,191	8,193	34,858	16,955	4,54,303
	b. Changes in inventories	4,200	(4,058)	(2,590)	142	(2,132)	(4,07,723)
	c. Employee benefits expense	1,759	1,884	1,547	3,643	2,945	5,942
	d. Finance cost	4,719	5,004	1,885	9,723	3,731	9,764
	e. Depreciation and amortisation	832	829	654	1,662	1,294	2,608
	f. Other expenses	5,969	2,314	1,378	8,283	2,826	8,960
	<b>Total expenses (a+b+c+d+e+f)</b>	<b>39,148</b>	<b>19,164</b>	<b>11,067</b>	<b>58,311</b>	<b>25,619</b>	<b>73,854</b>
3	<b>Profit before exceptional items and tax (1-2)</b>	<b>26,936</b>	<b>15,961</b>	<b>14,746</b>	<b>42,897</b>	<b>40,559</b>	<b>89,114</b>
4	Exceptional item	-	-	-	-	-	-
5	<b>Profit before tax (3+4)</b>	<b>26,936</b>	<b>15,961</b>	<b>14,746</b>	<b>42,897</b>	<b>40,559</b>	<b>89,114</b>
6	<b>Tax expense</b>						
	a. Current tax	6,239	2,616	1,042	8,855	7,812	19,680
	b. Deferred tax	1,262	1,273	(216)	2,535	(843)	(901)
7	<b>Net profit for the period (5-6)</b>	<b>19,435</b>	<b>12,072</b>	<b>13,920</b>	<b>31,507</b>	<b>33,590</b>	<b>70,335</b>
8	<b>Other comprehensive income</b>						
	a. Items that will not be reclassified to profit or loss	(114)	(57)	(26)	(171)	8	(53)
	b. Income tax relating to items that will not be reclassified to profit or loss	29	14	7	43	(2)	13
9	<b>Total comprehensive income for the period (7+8)</b>	<b>19,350</b>	<b>12,029</b>	<b>13,901</b>	<b>31,379</b>	<b>33,596</b>	<b>70,295</b>
10	Paid-up equity share capital (Face value of Rs.10 each)	36,360	36,360	36,360	36,360	36,360	36,360
11	Paid up debt capital	5,18,597	5,05,845	1,95,185	5,18,597	1,95,185	4,74,191
12	Other equity						7,30,385
13	<b>Net worth</b>	<b>7,83,580</b>	<b>7,64,231</b>	<b>7,30,090</b>	<b>7,83,580</b>	<b>7,30,090</b>	<b>7,66,746</b>
14	Capital redemption reserve	5,710	5,710	5,710	5,710	5,710	5,710
15	<b>Earnings per share (EPS)* (Face value of Rs.10 each)</b>						
	a) Basic EPS	5.35	3.32	3.83	8.67	9.24	19.34
	b) Diluted EPS	5.35	3.32	3.83	8.67	9.24	19.34
16	Debt equity ratio	0.66	0.66	0.27	0.66	0.27	0.62
17	Debt service coverage ratio	0.56	0.54	3.95	0.55	5.65	1.69
18	Interest service coverage ratio	4.60	2.93	3.95	3.77	5.65	5.13
19	Current ratio	2.90	2.93	5.38	2.90	5.38	3.18
20	Long term debt to working capital ratio	0.40	0.42	0.32	0.40	0.32	0.40
21	Bad debts to Account receivable ratio	-	-	-	-	-	-
22	Current liability ratio	0.57	0.56	0.40	0.57	0.40	0.55
23	Total debts to total assets ratio	0.37	0.36	0.18	0.37	0.18	0.35
24	Debtors turnover^ (days)	4	5	11	4	15	13
25	Inventory turnover^ (days)	2,346	6,572	4,118	3,438	3,099	3,556
26	Operating margin (%)	47.18%	59.23%	33.85%	51.27%	59.90%	56.71%
27	Net profit margin (%)	29.41%	34.37%	53.93%	31.13%	50.76%	43.16%

\* Not annualised, except year end Basic and Diluted EPS

^ Ratios for the quarter have been annualised.

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MUMBAI**

13/17

**Notes:**

- 1 The Unaudited Standalone Financial Results for the quarter and half year ended September 30, 2023 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on October 27, 2023 and have been subjected to Limited Review by the Statutory Auditors of the Company. The Standalone Financial Results are prepared in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013.
- 2 The nature of the real estate business of the Company is such that the result of the quarter/half year/year may not be representative of the profit/(loss) for the period.
- 3 At the Board Meeting held on October 27, 2023 the Board of Directors of the Company declared an interim dividend of Rs. 2 per equity share (20% of face value of equity share) for the financial year 2023-2024. November 8, 2023 is the record date for the purpose of payment of the said interim dividend.
- 4 The listed, secured, redeemable, non-convertible debentures issued by the Company are secured by (i) exclusive mortgage of the unsold identified residential units in projects developed by a subsidiary company, (ii) pari passu charge on Receivables from certain identified residential units from the said projects, and the bank accounts into which such Receivables are deposited, and (iii) further secured by way of an irrevocable and unconditional corporate guarantee from the said subsidiary company. The security cover of at least 1.5 times in respect of the said debentures has been maintained as on September 30, 2023 as per the terms of offer document and the Debenture Trust Deed.
- 5 During the quarter, the Company took steps for divesting its stake in one of its joint venture, and subsequently, on October 26, 2023, a Share Purchase Agreement was executed by the Company for the same. Accordingly, the investment is classified as asset held for sale as at September 30, 2023 and a charge of Rs 2,942 lakh is recorded in "Other Expenses" in the financial results for the period ended September 30, 2023 representing Ind AS adjustments on this investment made in the earlier years.
- 6 During the quarter and half year ended September 30, 2023, the Company, in exercise of the option available to it under the terms of the Issue, had redeemed an amount of Rs. 18,000 lakh and Rs. 20,000 lakh respectively from Series I NCDs (INE093107033) by way of face value reduction.
- 7 The Board of Directors of Oberoi Realty Limited at its board meeting held on August 9, 2022, approved the Scheme of Amalgamation of Oberoi Constructions Limited, Oberoi Mall Limited, Evenstar Hotels Private Limited and Incline Realty Private Limited (the wholly owned subsidiaries) with Oberoi Realty Limited pursuant to the provisions of Sections 230 to 232 and other applicable sections and provisions of the Companies Act, 2013.  
At the Board meeting of Oberoi Realty Limited held on July 31, 2023, the Board has approved a revised Scheme of Amalgamation of Oberoi Constructions Limited, Oberoi Mall Limited and Evenstar Hotels Private Limited (the wholly owned subsidiaries) with Oberoi Realty Limited pursuant to the provisions of Sections 230 to 232 and other applicable sections and provisions of the Companies Act, 2013. Incline Realty Private Limited (a wholly owned subsidiary) has been withdrawn from the original Scheme of Amalgamation. In the said revised Scheme of Amalgamation, April 1, 2022 continues to be the Appointed Date. The said revised Scheme of Amalgamation is subject to the requisite approvals and sanction, inter alia, of the jurisdictional bench of National Company Law Tribunal ("NCLT"). December 14, 2023 is the next date of hearing before the NCLT.
- 8 Formulae for computation of ratios are as follows:
  - a) Debt Equity Ratio = Debt/Equity (Debt = Non current borrowings + Current borrowings including current maturities of long term debt)
  - b) Debt Service Coverage Ratio = Earnings before interest and tax less interest income/(Interest Expense + Principal Repayments made during the period) (Interest expense includes interest capitalised to projects)
  - c) Interest Service Coverage Ratio = Earnings before interest and tax less interest income/Interest Expense
  - d) Current Ratio = Current Assets/Current Liabilities
  - e) Long term debt to working capital = Non-Current Borrowings (Including Current Maturities of Non-Current Borrowings)/Current Assets Less Current Liabilities (Excluding Current Maturities of Non-Current Borrowings)
  - f) Bad debts to Account receivable ratio = Bad Debts/Average Trade Receivables
  - g) Current liability ratio = Total Current Liabilities/Total Liabilities
  - h) Total debts to total assets = Total Debt/Total Assets
  - i) Debtors turnover = Average Trade Receivables/Total revenue from operations (For revenue from projects for sale, the billing during the period is considered).
  - j) Inventory turnover = Average Inventories/Cost of Goods Sold
  - k) Operating margin (%) = (Earnings before interest, tax and depreciation and amortisation - Other Income)/ Revenue from operations
  - l) Net profit margin (%) = Profit After Tax / Total income
- 9 Previous period figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current period's classification.



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10 Unaudited Standalone Segment wise Revenue, Results, Assets and Liabilities for quarter and half year ended September 30, 2023:

Particulars	Quarter ended			Half Year ended		Year ended
	30/09/2023	30/06/2023	30/09/2022	30/09/2023	30/09/2022	31/03/2023
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
<b>Segment Revenue</b>						
(a) Real estate	59,583	28,759	9,485	88,342	44,462	1,26,320
(b) Hospitality	4,018	3,943	3,406	7,960	6,887	15,687
<b>Total Segment Revenue</b>	<b>63,601</b>	<b>32,702</b>	<b>12,891</b>	<b>96,302</b>	<b>51,349</b>	<b>1,42,007</b>
Less: Inter segment revenue	-	-	-	-	-	-
<b>Net income from operations</b>	<b>63,601</b>	<b>32,702</b>	<b>12,891</b>	<b>96,302</b>	<b>51,349</b>	<b>1,42,007</b>
<b>Segment Results</b>						
(Profit before unallocable income, interest and finance charges and tax)						
(a) Real estate	31,315	17,761	2,855	49,077	27,548	73,534
(b) Hospitality	1,311	1,339	993	2,650	2,241	5,660
<b>Total Segment Results</b>	<b>32,626</b>	<b>19,100</b>	<b>3,848</b>	<b>51,727</b>	<b>29,789</b>	<b>79,194</b>
Add/(Less):						
i) Interest and finance charges	(4,719)	(5,004)	(1,885)	(9,723)	(3,731)	(9,764)
ii) Unallocable income net of Unallocable Expenditure	(971)	1,865	12,783	893	14,501	19,684
<b>Profit before tax</b>	<b>26,936</b>	<b>15,961</b>	<b>14,746</b>	<b>42,897</b>	<b>40,559</b>	<b>89,114</b>
<b>Segment Assets</b>						
(a) Real estate	12,77,576	12,86,403	9,40,964	12,77,576	9,40,964	12,56,740
(b) Hospitality	19,779	19,857	20,561	19,779	20,561	19,747
<b>Total segment assets</b>	<b>12,97,355</b>	<b>13,06,260</b>	<b>9,61,525</b>	<b>12,97,355</b>	<b>9,61,525</b>	<b>12,76,487</b>
Add: Unallocated assets (1)	1,19,945	89,479	1,05,828	1,19,945	1,05,828	78,776
<b>Total Assets</b>	<b>14,17,300</b>	<b>13,95,739</b>	<b>10,67,353</b>	<b>14,17,300</b>	<b>10,67,353</b>	<b>13,55,263</b>
<b>Segment Liabilities</b>						
(a) Real estate	6,25,200	6,09,717	3,32,595	6,25,200	3,32,595	5,83,386
(b) Hospitality	4,457	4,309	4,657	4,457	4,657	4,162
<b>Total segment liability</b>	<b>6,29,657</b>	<b>6,14,026</b>	<b>3,37,252</b>	<b>6,29,657</b>	<b>3,37,252</b>	<b>5,87,548</b>
Add: Unallocated liabilities (2)	4,063	17,482	12	4,063	12	970
<b>Total Liabilities</b>	<b>6,33,720</b>	<b>6,31,508</b>	<b>3,37,264</b>	<b>6,33,720</b>	<b>3,37,264</b>	<b>5,88,518</b>

(1) Unallocated assets primarily comprise of corporate investments, tax, deferred tax assets and certain property, plant and equipment.  
 (2) Unallocated liabilities primarily includes tax and deferred tax liabilities.

For and on behalf of the Board

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 BY   
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**MUMBAI**

  
 Vikas Oberoi  
 Chairman & Managing Director

Mumbai, October 27, 2023



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Unaudited Standalone Statement of Assets and Liabilities as at September 30, 2023

(Rs. in Lakh)

Particulars	As at 30/09/2023	As at 31/03/2023
	Unaudited	Audited
<b>ASSETS</b>		
<b>I) Non-current assets</b>		
a) Property, plant and equipment	19,261	18,862
b) Capital work in progress	1,35,677	1,71,883
c) Investment properties	1,15,247	50,103
d) Intangible assets	181	210
e) Intangible assets under development	9	-
f) Financial assets		
i) Investments	47,717	50,933
ii) Other financial assets	6,741	2,224
g) Deferred tax assets (net)	-	417
h) Other non-current assets	41,727	41,293
	<b>3,66,560</b>	<b>3,35,925</b>
<b>II) Current assets</b>		
a) Inventories	6,57,511	6,57,653
b) Financial assets		
i) Investments	20,136	15,230
ii) Trade receivables	2,079	1,132
iii) Cash and cash equivalents	20,905	7,614
iv) Bank balances other than (iii) above	22,389	25,353
v) Loans	2,54,973	2,72,021
vi) Other financial assets	445	477
c) Current tax assets (net)	1,830	755
d) Other current assets	70,112	39,103
	<b>10,50,380</b>	<b>10,19,338</b>
Assets classified as held for sale	360	-
	<b>10,50,740</b>	<b>10,19,338</b>
<b>TOTAL ASSETS (I+II)</b>	<b>14,17,300</b>	<b>13,55,263</b>
<b>EQUITY AND LIABILITIES</b>		
<b>I) Equity</b>		
a) Equity share capital	36,360	36,360
b) Other equity	7,47,220	7,30,385
	<b>7,83,580</b>	<b>7,66,745</b>
<b>II) Liabilities</b>		
<b>i) Non-current liabilities</b>		
a) Financial liabilities		
i) Borrowings	2,54,724	2,55,700
ii) Trade payables		
a) Total outstanding dues of micro enterprises and small enterprises	124	246
b) Total outstanding dues of creditors other than micro enterprises and small enterprises	1,091	1,007
iii) Other financial liabilities		
i) Capital Creditors		
a) Total outstanding dues of micro enterprises and small enterprises	61	67
b) Total outstanding dues of creditors other than micro enterprises and small enterprises	1,790	1,035
ii) Others	7,948	7,649
b) Provisions	147	107
c) Deferred tax liabilities (net)	2,075	-
d) Other non-current liabilities	3,908	1,657
	<b>2,71,868</b>	<b>2,67,468</b>
<b>ii) Current liabilities</b>		
a) Financial liabilities		
i) Borrowings	2,63,872	2,18,490
ii) Trade payables		
a) Total outstanding dues of micro enterprises and small enterprises	589	1,067
b) Total outstanding dues of creditors other than micro enterprises and small enterprises	8,002	4,884
iii) Other financial liabilities		
i) Capital Creditors		
a) Total outstanding dues of micro enterprises and small enterprises	106	277
b) Total outstanding dues of creditors other than micro enterprises and small enterprises	562	3,284
ii) Others	24,987	24,995
b) Other current liabilities	58,478	62,778
c) Provisions	4,516	4,470
d) Current tax liabilities (net)	740	805
	<b>3,61,852</b>	<b>3,21,050</b>
<b>TOTAL LIABILITIES (I+II)</b>	<b>6,33,720</b>	<b>5,88,518</b>
<b>TOTAL EQUITY AND LIABILITIES (I+II)</b>	<b>14,17,300</b>	<b>13,55,263</b>

**SIGNED FOR IDENTIFICATION  
BY**



**S R B C & CO LLP  
MUMBAI**

For and on behalf of the Board

  
Vikas Oberoi  
Chairman & Managing Director

Mumbai, October 27, 2023

  
**OBEROI**  
**REALTY**  
**OBEROI REALTY LIMITED**

**Registered Office :** Commerz, 3rd Floor, International Business Park, Oberoi Garden City, Goregaon (E),  
 Mumbai – 400 063, India

CIN: L45200MH1998PLC114818, E-mail ID: corporate@oberoierealty.com, Website: www.oberoierealty.com,  
 Tel: +9122 6677 3333, Fax: +91 22 6677 3334

Unaudited Standalone Cash Flow Statement for the Half Year Ended September 30, 2023

16/17

Particulars	(Rs. in Lakh)	
	Half Year ended	
	30/09/2023	30/09/2022
	Unaudited	Unaudited
<b>CASH FLOW FROM OPERATING ACTIVITIES:</b>		
<b>Profit before tax as per Statement of Profit and Loss</b>	<b>42,897</b>	<b>40,559</b>
<b>Adjustments for</b>		
Depreciation and amortisation	1,662	1,294
Interest income (including fair value change in financial instruments)	(3,958)	(2,984)
Interest expenses (including fair value change in financial instruments)	9,723	3,731
Dividend income	-	(10,908)
Profit on sale of investments in mutual funds (net)	(941)	(931)
(Gain)/loss from foreign exchange fluctuation (net)	17	36
Fair Value adjustment relating to investment	2,942	-
(Gain)/loss on sale/discarding of property, plant and equipment (net)	1	(6)
Sundry balances written off/(back)	(4)	52
<b>Operating cash profit before working capital changes</b>	<b>52,339</b>	<b>30,843</b>
<b>Movement for working capital</b>		
Increase/(decrease) in trade payables	2,588	3,389
Increase/(decrease) in other liabilities	(2,048)	(9,431)
Increase/(decrease) in financial liabilities	49	186
Increase/(decrease) in provisions	(86)	3,519
(Increase)/decrease in loans and advances	(31,592)	(24,946)
(Increase)/decrease in financial assets	31	179
(Increase)/decrease in trade receivables	(947)	4,170
(Increase)/decrease in inventories	144	(2,132)
<b>Cash generated/(used) from operations</b>	<b>20,478</b>	<b>5,777</b>
Direct taxes (paid)/refund (net)	(9,995)	(8,544)
<b>Net cash inflow/(outflow) from operating activities</b>	<b>(A) 10,483</b>	<b>(2,767)</b>
<b>CASH FLOW FROM INVESTING ACTIVITIES:</b>		
(Acquisition)/(adjustments) of property, plant and equipments, investment properties, intangible assets/addition to capital work in progress (net)	(30,028)	(25,478)
Proceeds from sale of property, plant and equipment, investment properties, intangible assets	0	13
Interest received	856	369
Dividend received	-	10,908
Decrease/(increase) in loans and advances to/for subsidiaries/joint ventures (net)	20,074	1,577
Profit on sale of investments in mutual funds	912	2,254
(Increase)/decrease in other assets	(1,554)	780
<b>Net cash inflow/(outflow) from investing activities</b>	<b>(B) (9,740)</b>	<b>(9,577)</b>
<b>CASH FLOW FROM FINANCING ACTIVITIES:</b>		
Repayment of debentures	(20,000)	-
Proceeds from short term secured borrowings	28,729	-
Repayment of short term secured borrowings	(40,541)	-
Proceeds from long term secured borrowings	11,700	21,873
Repayment of long term secured borrowings	(600)	-
Proceeds from short term unsecured borrowings	79,584	1,552
Repayment of short term unsecured borrowings	(14,571)	-
Interest paid (gross)	(12,303)	(6,738)
Dividend paid	(14,544)	(10,908)
<b>Net cash inflow/(outflow) from financing activities</b>	<b>(C) 17,454</b>	<b>5,778</b>
<b>Net increase/(decrease) in cash and cash equivalents</b>	<b>(A+B+C) 18,197</b>	<b>(6,566)</b>
Add: cash and cash equivalents at the beginning of the year	22,844	39,183
<b>Cash and cash equivalents at the end of the year</b>	<b>41,041</b>	<b>32,617</b>

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Unaudited Standalone Cash Flow Statement for the Half Year Ended September 30, 2023

(Rs. in Lakh)

Particulars	Half Year ended	
	30/09/2023	30/09/2022
	Unaudited	Unaudited

**Reconciliation statement of cash and bank balances**

Cash and cash equivalents at the end of the year as per above	41,041	32,617
Add: Balance with bank in dividend/unclaimed dividend accounts	3	4
Add: Fixed deposits with banks, having remaining maturity for less than 12 months	27,953	11,867
Add: Fixed deposits with banks (lien marked)	1,175	2,567
Less: Short term liquid investments	(20,136)	(29,524)
Less: Fixed deposit with banks, having remaining maturity for more than 12 months	(6,742)	(755)
<b>Cash and bank balance as per statement of assets and liabilities</b>	<b>43,294</b>	<b>16,776</b>

Mumbai, October 27, 2023



For and on behalf of the Board

  
**Vikas Oberoi**  
 Chairman & Managing Director