

February 6, 2025

To,
BSE Limited,
Listing Department,
P.J. Towers, 1st Floor,
Dalal Street, Fort,
Mumbai - 400 001



Dear Sir,

Sub: Outcome of Board Meeting held on February 6, 2025

Ref.: Scrip Code: 521149

Pursuant to Regulations 30 and 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI LODR"), please be informed that the Board of Directors of the Company at its meeting held today, i.e. on Thursday, February 6, 2025, inter-alia, has transacted the following businesses:

1. considered and approved Standalone and Consolidated un-audited financial results of the Company for the quarter and nine months ended December 31, 2024. A copy of the said results alongwith the Limited Review Report of the Statutory Auditors is attached herewith for your reference and record as '**Annexure A**'.
2. considered and approved appointment of Mrs. Indira Devi Patodia as Additional Director (Executive) (DIN:00043723) for a term of 5 years, w.e.f. February 7, 2025, subject to members' approval at the ensuing annual general meeting of the Company.

The detailed disclosure w.r.t. above as required under Regulation 30 read with clause 7 of Part A of Schedule III of the Listing Regulations, read with SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024 is enclosed herewith as '**Annexure B**'.

3. Considered and approved change in designation of Mr. Purusottamdas Patodia (DIN:00032088) from Managing Director to Non-executive/Non-independent Director w.e.f. February 7, 2025. Mr. Purusottamdas Patodia continues to be the Chairman of the Company.

The detailed disclosure w.r.t. above as required under Regulation 30 read with clause 7 of Part A of Schedule III of the Listing Regulations, read with SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024 is enclosed herewith as '**Annexure C**'.

4. Noted resignation of Mr. Anuj Patodia (DIN:00026458) from the directorship of the company w.e.f. February 7, 2025.

The Company received letter from Mr. Anuj Patodia on February 5, 2025 tendering his resignation from the directorship of the company due to other personal commitments.

The detailed disclosure w.r.t. above as required under Regulation 30 read with clause 7 of Part A of Schedule III of the Listing Regulations, read with SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024 alongwith the resignation letter is enclosed herewith as '**Annexure D**'.

The board meeting commenced at 11.18 am and concluded at 11.40 am.

Thanking you,

Yours faithfully,

For Prime Urban Development India Limited

Darshi Shah
Company Secretary & Compliance Officer

Encl: as above

PRIME URBAN[®]
DEVELOPMENT INDIA LTD.
(A PATODIA GROUP COMPANY)

Registered Office : Door No. 164/18, Maruthachalapuram Main Road, opposite to Ration Shop, 60 Feet Road, Tirupur - 641 602. Tamilnadu.

Our Website : www.ptlonline.com. E-mail : companysecretary@ptlonline.com

GST No : 33AABCP9571D12H PAN : AABCP9571D CIN : L70200 TZ1936 PLC 000001.

Corporate Office : B-41 ,Ground Floor, Cotton Exchange Building, Cotton Green Rly Stn, Avenue 3rd Boundary Road, Kalachowky, Mumbai - 400033.

PRIME URBAN DEVELOPMENT INDIA LIMITED

CIN L70200TZ1936PLC000001

Registered Office : Door No.164/18 Maruthachalapuram Main Road, Opposite to Ration Shop, 60 Feet Road, Tirupur - 641 603 ,Tamil Nadu, India

Email: companysecretary@ptonline.com; Website: www.ptonline.com

Statement of Un-audited Standalone Financial Results for the Quarter and Nine Months ended 31st December, 2024

		Rs. in Lakhs except per share data					
Sr. No	Particulars	Quarter ended			Nine Months Ended		Year Ended
		31.12.2024	30.09.2024	31.12.2023	31.12.2024	31.12.2023	31.03.2024
		Un-audited	Un-audited	Un-audited	Un-audited	Un-audited	Audited
1	Income from Operations						
a	Revenue from Operations	-	-	375.00	-	375.00	375.00
b	Other Income	76.12	27.86	25.67	129.72	74.98	100.17
	Total income	76.12	27.86	400.67	129.72	449.98	475.17
2	Expenses						
a	Cost of Land with Villa	-	-	72.21	-	72.21	72.21
b	Purchase of Stock in Trade (Project development cost)	1.77	2.37	18.65	9.51	21.55	21.58
c	Changes in inventories of stock in trade	(1.77)	(2.37)	282.09	(9.51)	279.19	279.19
d	Employee Benefit expenses	12.21	12.47	11.98	37.06	36.13	49.46
e	Finance cost	18.42	17.78	16.29	52.70	57.26	71.93
f	Depreciation and Amortisation expense	4.50	4.50	4.50	13.50	13.50	20.92
g	Other Expenses	44.23	38.97	47.96	118.86	125.04	171.25
	Total expenses	79.36	73.72	453.68	222.12	604.88	686.54
3	Profit / (Loss) before tax and exceptional/extraordinary items (1-2)	(3.24)	(45.86)	(53.01)	(92.40)	(154.90)	(211.37)
4	Exceptional Items (Note 5)	-	-	-	-	-	-
5	Profit / (Loss) before extraordinary and tax (3 + 4)	(3.24)	(45.86)	(53.01)	(92.40)	(154.90)	(211.37)
6	Extraordinary items	-	-	-	-	-	-
7	Profit / (Loss) before tax (5 + 6)	(3.24)	(45.86)	(53.01)	(92.40)	(154.90)	(211.37)
8	a) Tax expenses	-	-	-	-	-	-
	b) Deferred Tax Liability	-	-	-	-	-	-
	c) Tax for prior years	-	-	-	-	-	-
9	Net Profit / (Loss) after tax (7 + 8)	(3.24)	(45.86)	(53.01)	(92.40)	(154.90)	(211.37)
10	Other Comprehensive income, net of income tax						
	Impact on remeasurement of Employees Benefit	-	-	-	-	-	(1.57)
11	Total Comprehensive income (9+10)	(3.24)	(45.86)	(53.01)	(92.40)	(154.90)	(212.94)
12	Paid up Equity Share Capital (Face value Rs.2 per share)	532.87	532.87	532.87	532.87	532.87	532.87
13	Reserves excluding revaluation reserve (as per balancesheet of previous accounting year)						(715.67)
14	Earning Per Share (not annualised)						
	Basic and Diluted	(0.01)	(0.17)	(0.20)	(0.35)	(0.58)	(0.79)

For and on behalf of the Board

Purusottamas Patodia
Purusottamas Patodia
Chairman and Managing Director
DIN 00032088

Place : Mumbai
Date : 06.02.2025



**INDEPENDENT AUDITORS REVIEW REPORT ON REVIEW OF INTERIM STANDALONE
FINANCIAL RESULTS**

**To the Board of directors of
Prime Urban Development India Limited**

1. We have reviewed the accompanying statement of unaudited standalone financial results of **Prime Urban Development India Limited** for the quarter ended December 31, 2024 ("the Statement") being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. This statement is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to issue a report on these financial statements 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 financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures 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.
3. Based on our review conducted as above nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with applicable Indian Accounting Standards (IND AS) and other recognized 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, read with the circular issued from time to time, including the manner in which it is to be disclosed, or that it contains any material misstatement.

**For L U Krishnan & Co.
Chartered Accountants
Firm's Registration No: 001527S**



**P K Manoj
Partner**

**Place: Chennai
Date: 06-02-2025**

**Membership No.207550
UDIN: 252075508MJDG04783**

PRIME URBAN DEVELOPMENT INDIA LIMITED

CIN L70200TZ1936PLC000001

Registered Office : Door No.164/18 Maruthachalapuram Main Road, Opposite to Ration Shop, 60 Feet Road, Tirupur - 641 603 ,Tamil Nadu, India


Email: companysecretary@ptlonline.com; Website: www.ptlonline.com

Statement of Un-audited Consolidated Financial Results for the Quarter and Nine Months ended 31st December, 2024

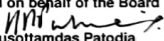
Rs. in Lakhs except per share data

Sr. No	Particulars	Quarter ended			Nine Months Ended		Year Ended
		31.12.2024	30.09.2024	31.12.2023	31.12.2024	31.12.2023	31.03.2024
		Un-audited	Un-audited	Un-audited	Un-audited	Un-audited	Audited
1	Income from Operations						
a	Revenue from Operations	-	-	541.49	13.76	921.58	1,062.72
b	Other Income	59.36	11.52	10.62	80.99	32.78	43.07
	Total income	59.36	11.52	552.11	94.75	954.36	1,105.79
2	Expenses						
a	Cost of Land with Villa	-	-	72.21	-	72.21	72.21
b	Purchase of Stock in Trade (Project development cost)	1.77	2.37	18.65	9.51	21.55	21.58
c	Changes in inventories of stock in trade	(1.77)	(2.37)	282.08	(9.51)	294.03	294.04
d	Employee Benefit expenses	13.73	13.98	169.92	49.06	527.89	671.30
e	Finance cost	20.45	19.81	18.88	58.76	63.85	80.57
f	Depreciation and Amortisation expense	5.32	5.32	5.32	15.95	15.95	24.14
g	Other Expenses	24.53	19.33	41.72	67.57	113.56	145.94
	Total expenses	64.03	58.44	608.78	191.34	1,109.04	1,309.78
3	Profit / (Loss) before tax and exceptional/extraordinary items (1-2)	(4.67)	(46.92)	(56.67)	(96.59)	(154.68)	(203.99)
4	Exceptional Items	-	-	-	-	-	-
5	Profit / (Loss) before extraordinary and tax (3 + 4)	(4.67)	(46.92)	(56.67)	(96.59)	(154.68)	(203.99)
6	Extraordinary items	-	-	-	-	-	-
7	Profit / (Loss) before tax (5 + 6)	(4.67)	(46.92)	(56.67)	(96.59)	(154.68)	(203.99)
8	a) Tax expenses	-	-	-	-	-	(0.05)
	b) Deferred Tax Liability	-	-	-	-	-	-
	c) Tax for prior years	-	-	-	-	-	(0.03)
9	Net Profit / (Loss) after tax (7 + 8)	(4.67)	(46.92)	(56.67)	(96.59)	(154.68)	(204.07)
10	Other Comprehensive income, net of income tax						
	Impact on remeasurement of Employees Benefit and Currency exchange rate	-	-	-	(0.12)	0.02	(1.69)
11	Total Comprehensive income (9+10)	(4.67)	(46.92)	(56.67)	(96.70)	(154.66)	(205.76)
12	Paid up Equity Share Capital (Face value Rs.2 per share)	532.87	532.87	532.87	532.87	532.87	532.87
13	Reserves excluding revaluation reserve (as per balancesheet of previous accounting year)						(909.70)
14	Earning Per Share (not annualised)						
	Basic and Diluted	(0.02)	(0.18)	(0.21)	(0.36)	(0.58)	(0.77)

Place : Mumbai
Date : 06.02.2025

For and on behalf of the Board

Purusottamas Patodia
Chairman and Managing Director
DIN 00032088



NOTES:	
1	The Un-audited Standalone and Consolidated Financial Results have been prepared in accordance with the recognition and measurement Principles provided in Indian Accounting Standards (Ind AS 34), the provisions of the Companies Act, 2013 (the Act), as applicable and guidelines issued by the Securities and Exchange Board of India (SEBI) under SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, as amended.
2	The above results were reviewed by the Audit Committee and approved by the Board of Directors at their Meeting held on 6th February, 2025. The Statutory Auditors have carried out a Limited Review of the aforesaid results in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015
3	The Company is engaged in Realty Business and therefore there is only one reportable segment in accordance with Indian Accounting Standard (IndAs) 108 "Operating Segments"
4	The Board of Directors of the Company and two of its wholly owned subsidiary companies viz. ATL Textile Processors Limited (Transferor Company – 1) and New Line Buildtech Private Limited (Transferor Company – 2), had approved the draft scheme of amalgamation of said subsidiary companies with the Company in terms of Sections 230 to 232 of the Companies Act, 2013, in their respective board meetings dated November 12, 2022. The appointed date under the said scheme is April 1, 2022 or such other date as may be approved by the NCLT. The amalgamation is subject to the provisions of the said scheme document and receipt of the relevant regulatory and statutory approvals.
5	For information, in the Prime Mall Developers Financials for the nine months ended 31st December, 2024, where the company is 50% Partner, the following note is appearing: Note: The contract for construction of Mall/Commercial space entered into with Reliance Prolific Traders Pvt Ltd in 2007 has been cancelled on 31.08.2024, resultant forgoing of advance of Rs. 27.19 crs by them. However in view of disputes amongst the Partners, the aforesaid amount is continued to be shown in the advance received account as also the related assets namely contract execution - Pre operative expenses. Accordingly, in view of uncertainty there is no change in the treatment of the aforesaid advance in the accounts as on 31st December 2024.
6	The Company has completed disinvestment process of its entire holding of 99% in Prime Urban North America INC, (PUNA) during the quarter. The profit on the disinvestment Rs. 48.21 Lakhs is shown as "Other Income" for the quarter. Consequently PUNA ceases to be the Subsidiary of the Company with effect from December 09, 2024.
7	The figures for the corresponding previous period/year's have been regrouped/reclassified wherever necessary, to make them comparable.
8	The above Un-Audited Financial Results are available on the Company's website www.ptonline.com and on the website of BSE Ltd - www.bseindia.com .
Place : Mumbai Date : 06.02.2025	For and on behalf of the Board  Purusottamdas Patodia Chairman and Managing Director DIN 00032088



**INDEPENDENT AUDITOR'S REVIEW REPORT ON REVIEW OF INTERIM
CONSOLIDATED FINANCIAL RESULTS**

TO THE BOARD OF DIRECTORS OF

PRIME URBAN DEVELOPMENT INDIA LIMITED

1. We have reviewed the accompanying Statement of Consolidated Unaudited Financial Results of **Prime Urban Development India Ltd** ("the Parent Company") and its subsidiaries (the Parent and its subsidiaries together referred to as "the Group"), and its share of net loss after tax and total comprehensive loss of its associates for the quarter ended December 31, 2024 and its share of the net loss and total comprehensive loss of its associates for the period ended December 31, 2024 ("the Statement") being submitted by the Parent pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
2. This Statement, which is the responsibility of the Parent's Management and approved by the Parent's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing specified under Section 143(10) of the Companies Act, 2013 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 issued by the SEBI under Regulation 33 (8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, to the extent applicable.



4. The Statement includes the results of the following entities:

ATL Textile Processors Limited	Wholly owned Subsidiary
New Line Buildtech Private Limited	Wholly owned Subsidiary
Prime Urban North America INC-(Ceased to be subsidiary with effect from 09-12-2024)	Wholly owned Subsidiary
Srivarsha Realtors Private Limited	Subsidiary
Prime Developers (Partnership Firm)	Associates
Prime Newline AOP (Association of Persons)	Associates
Prime Mall Developers (Partnership Firm)	Associates
Prime Urban Developers (Partnership Firm)	Associates
Prathan City Developers (LLP)	Associates

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 the 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 the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.
6. We did not review the interim financial information of subsidiaries included in the consolidated unaudited financial results, whose interim financial information reflects total revenues of Rs. Nil lakhs and Rs. 13.82 lakhs, total net loss of Rs. 0.33 lakhs and Rs. 1.29 lakhs and total comprehensive loss of Rs. 0.33 lakhs and Rs. 1.29 lakhs for the quarter ended December 31, 2024 and for the period from April 01, 2024 to December 31, 2024 respectively as considered in the consolidated unaudited financial results. The consolidated unaudited financial results also include the Group's share of total net loss of Rs. 22.22 lakhs and total comprehensive loss of Rs. 22.22 lakhs for the quarter ended December 31, 2024 as considered in the consolidated unaudited financial results in respect of associates, whose interim financial information have not been reviewed by us. These interim financial information have not been reviewed by other auditors whose reports have not been furnished to us by the Management and our conclusion on the statement, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries and associates, is based solely on the reports of the Management and the procedures performed by us as stated in paragraph 3 above.

Our conclusion on the Statement is not modified in respect of the above matters.



7. The consolidated unaudited financial results include the interim financial information of subsidiaries which have not been reviewed/audited by their auditors, whose interim financial information reflect total revenues of Rs. Nil lakhs and Rs. Nil lakhs, total net loss of Rs. 1.48 lakhs and Rs. 4.03 lakhs and total comprehensive loss of Rs. 1.48 lakhs and Rs. 4.03 lakhs for the quarter and period ended December 31, 2024 respectively as considered in the consolidated unaudited financial results. The consolidated unaudited financial results also include the Group's share of total net loss of Rs. 22.22 lakhs and total comprehensive loss of Rs. 22.22 lakhs for the quarter ended December 31, 2024 as considered in the consolidated unaudited financial results in respect of associates, based on their interim financial information which have not been reviewed/audited by their auditors. According to the information and explanations given to us by the Management, these financial results are not material to the Group.

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

For L U Krishnan & Co.
Chartered Accountants
Firm's Registration No: 001527S



P K Manoj
Partner

Membership No. 207550

UDIN: 25207950BMJDGV3458

Place: Chennai
Date: 06-02-2025



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Annexure B

Disclosures required under Regulation 30 of SEBI LODR read with circular SEBI/HO/CFD/PoD2/CIR/P/0155 w.r.t. change in directors [appointment of Mrs. Indira Devi Patodia as Additional director (executive)] is as follows:

1	Reason for change	Appointment as additional director (executive)
2	Date of appointment	February 7, 2025
3	Term of appointment	to hold office for a term of five years subject to members' approval in the ensuing general meeting.
4	Brief profile	<p>She comes from a strong entrepreneurial background with diverse experience in various industries, including silk exports, household products and jewelry. Her experiences give her a solid understanding of business operations, supply chains, and market trends, which must be valuable for the company.</p> <p>She has been associated with the company for more than a decade and played a key role in shaping the business of the company with her expertise in advising on projects and overseeing sales.</p> <p>She is a motivated and passionate member and a Trustee at Archana Educational Trust, leading the way in developing a school for Adivasi children in rural Shahapur, a Taluka in Thane District, Maharashtra. She has truly been a driving force behind the growth and success of the school. Her leadership has helped the school grow to serve 850 students, along with 180 students participating in vocational training.</p>
5	Disclosure of relationship between directors	Mrs. Indira Devi Patodia is wife of Mr. Purusottamdas Patodia and mother of Mr. Manoj Kumar Patodia
6	Information as required pursuant to BSE Circular with ref. no. LIST/COMP/14/2018-19 dated June 20, 2018	Mrs. Indira Devi Patodia is not debarred from holding the office of Director by virtue of any SEBI Order or any other authority.



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Annexure C

Disclosures required under Regulation 30 of SEBI LODR read with circular SEBI/HO/CFD/PoD2/CIR/P/0155 w.r.t. change in directors [Change in designation of Mr. Purusottamdas Patodia] is as follows:

1	Reason for change	Change in designation from Managing Director to Non-executive Director
2	Date of appointment & term of appointment	Re-designated w.e.f. February 7, 2025
3	Brief profile	N.A.
4	Disclosure of relationship between directors	N.A.



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Annexure D

Disclosures required under Regulation 30 of SEBI LODR read with circular SEBI/HO/CFD/PoD2/CIR/P/0155 w.r.t. change in directors [resignation of Mr. Anuj Patodia from the directorship] is as follows:

1	Reason for change	Resignation as non-executive/non-independent director of the Company due to other personal commitments
2	Date of resignation	February 7, 2025

