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February 11, 2022

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 11, 2022
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 Friday, February 11, 2022, inter-alia, considered and approved standalone and consolidated un-audited financial results of the Company for the quarter and nine months ended December 31, 2021. A copy of the said results alongwith the Limited Review Report of the Statutory Auditors is attached herewith for your reference.

This is for your information and records.

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 : No.83, 3rd Floor, Plot No.4, Avinashi Main Road, Near Petrol Bunk, Asher Nagar, Tirupur - 641 603. Ph.: (0) 91-421-4242061.

Our Website : www.ptlonline.com.

GST No : 33AABCP9571D1ZH PAN NO : AABCP9571D CIN No : L70200 TZ1936 PLC 000001.

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

Tel. No.022 - 23787653.

PRIME URBAN DEVELOPMENT INDIA LIMITED

CIN NO.L70200TZ1936PLC000001

Registered Office : Door No.83, Plot No.4, 3rd Floor, Near Petrol Bunk, Avinashi Road, Asher Nagar, Tirupur - 641 603, Tamil Nadu, India

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

Part I - Statement of Unaudited Standalone Financial Results for the Quarter and Nine months ended 31st December, 2021

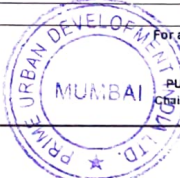
Sr. No	Particulars	Quarter ended			Nine Months Ended		Rs. In Lakhs except per share data
		31.12.2021	30.09.2021	31.12.2020	31.12.2021	31.12.2020	Year Ended
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Income from Operations						
a	Revenue from Operations	-	-	33.13	224.34	33.13	755.32
b	Other Income	28.34	26.22	22.72	79.22	241.53	271.25
	Total income	28.34	26.22	55.85	303.56	274.66	1,026.57
2	Expenses						
a	Cost of Land Sold / land development cost/Cost of villa	-	-	-	10.24	-	430.20
b	Purchase of Stock in Trade	0.00	-	0.71	0.25	0.80	24.71
c	Changes in inventories of stock in trade	-	-	(0.11)	207.68	(0.20)	310.57
d	Employee Benefit expenses	11.99	11.92	15.95	37.15	47.14	60.91
e	Finance cost	25.70	25.89	41.23	77.39	126.63	159.29
f	Depreciation and Amortisation expense	6.05	4.71	8.25	18.26	24.75	29.42
g	Other Expenses	36.43	59.57	46.21	144.36	116.08	157.48
	Total expenses	80.17	102.09	112.24	495.33	315.20	1,172.58
3	Profit / (Loss) before tax and exceptional/extraordinary items (1-2)	(51.83)	(75.87)	(56.39)	(191.77)	(40.54)	(146.01)
4	Exceptional Items	-	-	-	-	-	-
5	Profit / (Loss) before extraordinary and tax (3 + 4)	(51.83)	(75.87)	(56.39)	(191.77)	(40.54)	(146.01)
6	Extraordinary items	-	-	-	-	-	-
7	Profit / (Loss) before tax (5 + 6)	(51.83)	(75.87)	(56.39)	(191.77)	(40.54)	(146.01)
8	a) Tax expenses	-	-	-	-	-	-
	b) MAT Credit entitlement for the year / reversed for earlier years	-	-	-	-	-	-
	c) Deferred Tax Liability	-	-	-	-	-	-
	d) Income Tax for Prior Year	-	-	-	-	(2.30)	(2.30)
9	Net Profit / (Loss) after tax (7 + 8)	(51.83)	(75.87)	(56.39)	(191.77)	(42.84)	(148.31)
10	Other Comprehensive income, net of income tax	-	-	-	-	-	-
	Impact on remeasurement of Employees Benefit	-	-	0.59	-	0.59	1.09
11	Total Comprehensive income (9+10)	(51.83)	(75.87)	(55.80)	(191.77)	(42.25)	(147.22)
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)	-	-	-	-	-	33.90
14	i Earning Per Share (before extraordinary and exceptional items)(not annualised)						
	Basic and Diluted	(0.19)	(0.28)	(0.21)	(0.72)	(0.16)	(0.56)
	ii Earning Per Share (after extraordinary and exceptional items)(not annualised)						
	Basic and Diluted	(0.19)	(0.28)	(0.21)	(0.72)	(0.16)	(0.56)

NOTES:

- The Unaudited Standalone 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.
- The above results were reviewed by the Audit Committee and approved by the Board of Directors at their Meeting held on 11th February, 2022. The Statutory Auditors have carried out a Limited Review of aforesaid results in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015
- The Company has considered the possible impact of Covid-19 in preparation of the above results. The impact of the global health pandemic may be different from that estimated as at the date of approval of results. Considering the continuing uncertainties, the Company will continue to closely monitor any material changes to future economic conditions.
- 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"
- The figures for the corresponding previous period/year's have been regrouped/reclassified wherever necessary, to make them comparable.
- The above Unaudited Financial Results are available on the Company's website www.ptlonline.com and on the website of BSE Ltd -www.bseindia.com.

Place : Mumbai
Date : 11.02.2022

For and on behalf of the Board
M. M. Patodia
PURUSOTTAM DAS PATODIA
Chairman and Managing Director
DIN 00032088





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, 2021 and for the period from April 01, 2021 to December 31, 2021 ("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. We draw your attention to the Note No 3 to the financial results regarding the assessment made by Management relating to impact of COVID -19 pandemic on the operations of the company.
4. 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

Membership No.207550
UDIN: 22207550ABHOWH6011

Place: Chennai

Date: 11-02-2022

PRIME URBAN DEVELOPMENT INDIA LIMITED

CIN NO.L70200TZ1936PLC000001

Registered Office : Door No.83, Plot No.4, 3rd Floor, Near Petrol Bunk, Avnashi Road, Asher Nagar, Tirupur - 641 603, Tamil Nadu, India

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

Part I - Statement of Unaudited Consolidated Financial Results for the Quarter and Nine Months ended 31st December, 2021

Rs. in Lakhs except per share data

Sr. No	Particulars	Quarter ended			Nine Months Ended		Year Ended
		31.12.2021	30.09.2021	31.12.2020	31.12.2021	31.12.2020	31.03.2021
1	Income from Operations	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
a	Revenue from Operations	261.37	209.55	312.28	997.38	522.80	2,069.30
b	Other Income	13.90	8.90	10.59	29.14	231.15	272.11
	Total Income	275.27	218.45	322.87	1,026.52	753.95	2,331.41
2	Expenses						
a	Cost of Land Sold / land development cost/cost of villa	-	-	-	10.24	-	430.20
b	Purchase of Stock in Trade	58.32	44.90	150.98	267.18	233.52	661.01
c	Changes in inventories of stock in trade	10.51	31.80	(10.24)	249.99	(9.10)	666.46
d	Employee Benefit expenses	169.29	133.14	142.15	462.81	223.62	378.71
e	Finance cost	31.75	25.89	49.53	83.44	155.07	176.69
f	Depreciation and Amortisation expense	6.84	5.51	9.04	20.64	27.13	32.60
g	Other Expenses	35.53	59.27	41.25	114.35	110.06	156.05
	Total expenses	312.24	300.51	382.71	1,208.65	740.30	2,501.72
3	Profit / (Loss) before tax and exceptional/extraordinary items (1-2)	(36.97)	(82.06)	(59.84)	(182.13)	13.65	(170.31)
4	Exceptional Items	-	-	-	-	-	-
5	Profit / (Loss) before extraordinary and tax (3 + 4)	(36.97)	(82.06)	(59.84)	(182.13)	13.65	(170.31)
6	Extraordinary items	-	-	-	-	-	-
7	Profit / (Loss) before tax (5 + 6)	(36.97)	(82.06)	(59.84)	(182.13)	13.65	(170.31)
8	a) Tax expenses	-	-	-	-	-	(0.08)
	b) MAT Credit entitlement for the year / reversed for earlier years	-	-	-	-	-	(0.03)
	c) Deferred Tax Liability	-	-	-	-	-	1.24
	d) Income Tax for Prior Year	-	-	-	-	(2.30)	(2.30)
9	Net Profit / (Loss) after tax (7 + 8)	(36.97)	(82.06)	(59.84)	(182.13)	11.35	(171.48)
10	Other Comprehensive income, net of Income tax						
	Impact on remeasurement of Employees Benefit and Currency exchange rate	(0.00)	(0.03)	0.53	0.11	0.53	0.87
11	Total Comprehensive income (9+10)	(36.97)	(82.09)	(59.31)	(182.02)	11.88	(170.61)
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)						(405.91)
14	i Earning Per Share (before extraordinary and exceptional items)(not annualised)						
	Basic and Diluted	(0.14)	(0.31)	(0.22)	(0.68)	0.04	(0.64)
	ii Earning Per Share (after extraordinary and exceptional items)(not annualised)						
	Basic and Diluted	(0.14)	(0.31)	(0.22)	(0.68)	0.04	(0.64)

NOTES:

- The Unaudited 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.
- The above results were reviewed by the Audit Committee and approved by the Board of Directors at their Meeting held on 11th February, 2022. The Statutory Auditors have carried out a Limited Review of aforesaid results in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015
- The Company has considered the possible impact of Covid-19 in preparation of the above results. The impact of the global health pandemic may be different from that estimated as at the date of approval of results. Considering the continuing uncertainties, the Company will continue to closely monitor any material changes to future economic conditions.
- 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"
- The figures for the corresponding previous period/year's have been regrouped/reclassified wherever necessary, to make them comparable.
- The above Unaudited 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 : 11.02.2022



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 the net loss and total comprehensive loss of its associates for the quarter ended December 31, 2021 and for the period from April 01, 2021 to December 31, 2021 ("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
Pee Dee Yarn Processors Limited (Refer Note)	Wholly owned Subsidiary
Patodia Developers Private Limited (Refer Note)	Wholly owned Subsidiary
Manoj Yarn Processors Limited	Wholly owned Subsidiary
Srivarsha Realtors Private Limited	Wholly owned Subsidiary
New Line Buildtech Private Limited	Wholly owned Subsidiary
Prime Urban North America INC	Wholly owned 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

Note: Applied for Strike Off of name with the Registrar of Companies on 30.03.2021 and name has been struck off w.e.f 26.11.2021

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 to 8 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.

Emphasis of Matter

6. We draw your attention that Prime Urban North America INC, a Wholly owned Subsidiary which is material to the Group whose interim financial information for the period ended on December 31, 2021 has not been reviewed by us, which reflects total assets of Rs. 489.70 lakhs as at December 31, 2021 and total revenues of Rs. 170.77 lakhs and Rs. 585.40 lakhs, total net profit of Rs. 8.70 lakhs and Rs. 11.93 lakhs, and total comprehensive profit of Rs. 8.70 lakhs and Rs.11.93 lakhs for the quarter ended December 31, 2021 and for the period from April 01, 2021 to December 31, 2021 respectively.

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

7. We did not review the interim financial information of subsidiaries included in the consolidated unaudited financial results, whose interim financial information reflects total assets of Rs.550.05 lakhs as at December 31, 2021 and total revenues of Rs. 187.11 lakhs and Rs. 644.85 lakhs, total net profit of Rs. 14.54 lakhs and Rs.8.84 lakhs, and total comprehensive profit of Rs.14.54 lakhs and Rs.8.84 lakhs for the quarter ended December 31, 2021 and for the period from April 01,2021 to December 31,2021 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. 57.83 lakhs and

Rs.95.35 lakhs and total comprehensive loss of Rs. 57.83 lakhs and 95.35 lakhs for the quarter ended December 31, 2021 and for the period from April 01, 2021 to December 31, 2021 respectively as considered in the consolidated unaudited financial results in respect of associates, whose interim financial information have not been reviewed by us. This interim financial information has not been reviewed by other auditors and our conclusion on the Statements, 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 furnished by 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.

8. 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 except for the Prime Urban North America INC a Wholly owned Subsidiary, which reflect total assets of Rs. 60.35 lakhs as at December 31, 2021 and total revenues of Rs. 16.36 lakhs and Rs. 59.44 lakhs, total net loss of Rs. 0.21 lakhs and Rs. 3.09 lakhs and total comprehensive loss of Rs.0.21 lakhs and Rs. 3.09 lakhs for the quarter and for the period ended from April 01, 2021 to December 31, 2021 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. 57.83 lakhs and Rs.95.35 lakhs and total comprehensive loss Rs. 57.83 lakhs and 95.35 lakhs for the quarter and for the period from April 01, 2021 to December 31, 2021 respectively 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.

9. We draw your attention to the Note No 3 to the financial results regarding the assessment made by Management relating to impact of COVID -19 pandemic on the operations of the company.

Place: Chennai
Date: 11-02-2022



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

P.K Manoj
Partner

Membership No.207550
UDIN: 22207550ABHPCO2040