

Date: May 25, 2022

Corporate Relations Department
BSE Limited,
1st Floor, New Trading Wing,
Rotunda Building, P J Towers,
Dalal Street, Fort,
Mumbai - 400 001.

The Market Operations Department
National Stock Exchange of India Limited,
Exchange Plaza, 5th Floor,
Plot No C/1, G Block,
Bandra-Kurla Complex,
Bandra (E), Mumbai - 400 051.

Ref: Peninsula Land Limited (Company Code: 503031, NSE: PENINLAND)

Sub: Outcome of the Board Meeting dated May 25, 2022.

Pursuant to Regulation 30, 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, this is to inform you that the Board of Directors of the Company at their meeting held today on May 25, 2022, has *inter-alia* approved the following:

1. The Standalone and Consolidated Audited Financial Results for the Quarter and Financial Year ended March 31, 2022 along with Statement of Assets and Liabilities and cash flow statement as on that date. Enclosed are:
 - a. A copy of the said Financial Results along with the Auditor's Report thereon;
 - b. Declaration of unmodified opinion on the Standalone and Consolidated Financial Results as per Regulation 33 (3) (d) and 52 (3) (a) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
 - c. Information as required under Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
2. The Audited Standalone and Consolidated Financial Statements for the Financial Year ended March 31, 2022.
3. The proposal of raising funds by way of issuing Non-Convertible Debentures on Private Placement basis during the Financial Year 2022-23 as per the details appended in **Annexure-A**.
4. Re-Appointment of S R B C & CO LLP (FRN:324982E/E300003) as the Statutory Auditors of the Company for a term of 5 (five) consecutive years, subject to the approval of the members in the forthcoming Annual General Meeting of the Company. A brief profile of S R B C & CO LLP, Chartered Accountants is enclosed herewith as **Annexure- B**

In furtherance to the intimation filed by the Company dated March 31, 2022; the trading window for trading in securities of the Company by insiders closed on April 01, 2022 will open on May 28, 2022.

PENINSULA LAND LIMITED

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Lower Parel, Mumbai 400 013,
India.

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URL : www.peninsula.co.in
CIN : L17120MH1871PLC000005

The Board Meeting commenced at 3:00 p.m. and was concluded at 11:59 p.m.

Please take the above on record.

Yours Sincerely,
For Peninsula Land Limited



Sonal A. Rathod
Company Secretary & Compliance Officer
Encl.: as above

**Details of the Proposed Issue of Non-Convertible Debentures on
Private Placement basis**

1.	Type of securities proposed to be issued	Non-Convertible Debentures
2.	Type of issuance	Private Placement
3.	Total number of securities proposed to be issued or the total amount for which the securities will be issued (approximately)	Rs. 300 Crores (approx.) (in one or more tranches within a period of one year)
4.	Details to be provided in case of preferential issue	Not Applicable
5.	Details to be provided in case of bonus issue	Not Applicable
6.	Details to be provided in case of issuance of depository receipts (ADR/GDR) or FCCB	Not Applicable
7.	In case of issuance of debt securities or other non-convertible securities:	-
	a. size of the issue;	Rs. 300 Crores (approx.) (in one or more tranches within a period of one year)
	b. whether proposed to be listed? If yes, name of the stock exchange(s);	Will be determined individually in case of each tranche.
	c. tenure of the instrument - date of allotment and date of maturity;	
	d. coupon/interest offered, schedule of payment of coupon/interest and principal;	
	e. charge/security, if any, created over the assets;	
	f. special right/interest/privileges attached to the instrument and changes thereof;	
	g. delay in payment of interest / principal amount for a period of more than three months from the due date or default in payment of interest / principal;	Not Applicable
	h. details of any letter or comments regarding payment/non-payment of interest, principal on due dates, or any other matter concerning the security and /or the assets along with its comments thereon, if any;	Not Applicable
	i. details of redemption of preference shares indicating the manner of redemption (whether out of profits or out of fresh issue) and debentures;	Not Applicable
8.	any cancellation or termination of proposal for issuance of securities including reasons thereof.	Not Applicable

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Profile of S R B C & CO LLP, Chartered Accountants:

S R B C & CO LLP (FRN 324982E/E300003), (“the Audit Firm”), is a firm of Chartered Accountants registered with the Institute of Chartered Accountants of India. The Audit Firm was established in the year 2002 and is a Limited Liability Partnership Firm (“LLP”) incorporated in India. It has registered office at 22, Camac Street, Kolkata and has 11 branch offices in various cities in India.

The Audit Firm has valid Peer Review certificate and is part of S.R. Batliboi & Affiliates network of audit firms. It is primarily engaged in providing audit and assurance services to its clients.

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

**To
The Board of Directors of
Peninsula Land Limited**

Report on the audit of the Standalone Financial Results

Opinion

We have audited the accompanying statement of quarterly and year to date standalone financial results of Peninsula Land Limited (the "Company") for the quarter ended March 31, 2022 and for the year ended March 31, 2022 ("Statement"), attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

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

- i. is presented in accordance with the requirements of the Listing Regulations in this regard; and
- ii. gives a true and fair view in conformity with the applicable accounting standards and other accounting principles generally accepted in India, of the net loss and other comprehensive loss and other financial information of the Company for the quarter ended March 31, 2022 and for the year ended March 31, 2022.

Basis for Opinion

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

Material Uncertainty Related to Going Concern

We draw attention to Note 3 in the standalone Ind AS financial results indicating the existence of material uncertainty on the Company's ability to meet its debt obligations. The appropriateness of going concern assumption is dependent upon Company's ability to raise funds through collections from sale of inventory, monetization of its non-core assets, restructuring of the existing loans terms, mobilization of additional funds and other strategic initiatives to meet its obligations. Our opinion is not modified in respect of this matter.

Management's Responsibilities for the Standalone Financial Results

The Statement has been prepared on the basis of the standalone annual financial statements. The Board of Directors of the Company are responsible for the preparation and presentation of the Statement that gives a true and fair view of the net loss and other comprehensive loss of the Company and other financial information in accordance with the applicable accounting standards prescribed under Section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

Auditor's Responsibilities for the Audit of the Standalone Financial Results

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

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

- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a

going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represents the underlying transactions and events in a manner that achieves fair presentation.

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

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

Other Matter

The Statement includes the results for the quarter ended March 31, 2022 being the balancing figure between the audited figures in respect of the full financial year ended March 31, 2022 and the published unaudited year-to-date figures up to the third quarter of the current financial year, which were subjected to a limited review by us, as required under the Listing Regulations.

For **SRBC & COLLP**
Chartered Accountants

ICAI Firm Registration Number: 324982E/E300003

FIROZ ANIS
PRADHAN
Digitally signed by FIROZ ANIS PRADHAN
DN: cn=FIROZ ANIS PRADHAN,
c=IN, o=Personal,
email=firoz.pradhan@srb.in
Date: 2022.05.25 23:50:47 +05'30'

per **Firoz Pradhan**

Partner

Membership Number: 109360

UDIN: 22109360AJPTLG3897

Place of Signature: Mumbai

Date: May 25, 2022

Statement of Audited Standalone financial results for the quarter and year ended 31st March 2022						
(Rs. in Lakhs, except per share data)						
Standalone						
Sr No.	Particulars	Quarter ended			Year ended	
		Mar-22	Dec-21	Mar-21	Mar-22	Mar-21
		Audited (refer note no. 7)	Unaudited	Audited (refer note no. 7)	Audited	Audited
1	Revenue from Operations	2,773	2,251	1,991	13,871	6,307
2	Other Income (Refer note no.8)	5,847	155	1,247	6,609	4,212
3	Total Income (1+2)	8,620	2,406	3,238	20,480	10,519
	Expenses:					
	a) Realty cost incurred	3,820	3,000	3,012	12,171	6,486
	b) Changes in Realty Inventories	(4,096)	(3,000)	1,609	(6,264)	807
	c) Cost of Realty Sales (a+b) (Refer note no. 5)	(276)	-	4,621	5,907	7,293
	d) Employees Benefits Expense	444	373	198	1,324	1,434
	e) Finance Cost	597	2,000	1,656	6,103	10,638
	f) Depreciation and amortisation	66	63	55	236	182
	g) Other Expenses	1,076	449	823	2,261	1,847
4	Total Expenses (c+d+e+f+g)	1,907	2,885	7,353	15,831	21,394
5	Profit /(Loss) before Exceptional Items and Tax (3 - 4)	6,713	(479)	(4,115)	4,649	(10,875)
6	Exceptional Items(net) (Refer note no.6)	(7,822)	(301)	3,880	(13,747)	2,929
7	Loss before Tax (5-6)	(1,109)	(780)	(235)	(9,098)	(7,946)
	Tax Expense					
	Current Tax	-	-	-	-	-
	Adjustment of tax relating to earlier period / year	-	-	125	-	125
	Deferred Tax	-	-	-	-	-
8	Total Tax Expense	-	-	125	-	125
9	Loss After Tax (7 - 8)	(1,109)	(780)	(360)	(9,098)	(8,071)
10	Other Comprehensive Income					
	i) Items that will not be reclassified to profit or loss	(44)	13	(18)	(5)	51
	ii) Income tax relating to Items that will not be reclassified to profit or loss	-	-	-	-	-
	iii) Items that will be reclassified to profit or loss	-	-	-	-	-
	iv) Income tax relating to Items that will be reclassified to profit or loss	-	-	-	-	-
11	Total Other Comprehensive Income	(44)	13	(18)	(5)	51
	Total Comprehensive Income for the period (9+10)	(1,153)	(767)	(378)	(9,103)	(8,020)
12	Earnings per Equity Share (EPS) (Face value of Rs.2 each) Not annualised except year end					
	Basic	(0.40)	(0.28)	(0.13)	(3.28)	(2.89)
	Diluted	(0.40)	(0.28)	(0.13)	(3.26)	(2.89)
13	Paid up Equity Share Capital (Face value per share of Rs.2 each)	5,590	5,590	5,590	5,590	5,590
14	Other Equity				(11,998)	(2,894)


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Rs. In Lakhs

Standalone Statements of Assets and Liabilities as at 31st March 2022			
Sr No.		Standalone Year Ended	
		Audited	Audited
		31-Mar-22	31-Mar-21
ASSETS			
A	Non-Current Assets		
a	Property Plant And Equipment	1,155	1,188
b	Right-of-use assets	295	243
c	Other Intangible Assets	45	106
d	Financial Assets		
	(i) Investment In Subsidiaries, Joint Ventures & Associates	1,642	1,642
	(ii) Investments	114	3,116
	(iii) Loans	25,720	30,733
	(iv) Other Financial Assets	604	693
e	Non Current Tax Assets (net)	5,506	6,617
	Total Non-current Assets	35,081	44,338
B	Current Assets		
a	Inventories	1,17,476	1,11,212
b	Financial Assets		
	(i) Trade Receivables	819	1,053
	(ii) Cash And Cash Equivalents	1,437	1,173
	(iii) Bank Balances Other Than (ii) Above	57	1,549
	(iv) Loans	37	33
	(v) Other Financial Assets	4,099	4,108
c	Other Current Assets	5,861	5,744
	Total current Assets	1,29,786	1,24,872
C	(i) Investments classified as held for sale	-	327
	(ii) Assets held for sale	28,674	28,674
	Total Assets	1,93,541	1,98,211
EQUITY & LIABILITIES			
A	Equity		
a	Equity Share Capital	5,590	5,590
b	Other Equity	(11,998)	(2,894)
	Total Equity	(6,408)	2,696
B	Non-Current Liabilities		
a	Financial liabilities		
	(i) Lease Liabilities	164	167
b	Provisions	652	580
	Total Non-Current Liabilities	816	747
C	Current Liabilities		
a	Financial Liabilities		
	(i) Borrowings	75,882	97,175
	(ii) Lease Liabilities	161	92
	(iii) Trade Payables		
	(a) Micro Enterprises And Small Enterprises	256	145
	(b) Other Than Micro Enterprises And Small Enterprises	9,621	12,336
	(iv) Other Financial Liabilities	16,540	8,148
b	Other Current Liabilities	96,463	76,688
c	Provisions	210	184
	Total Current Liabilities	1,99,133	1,94,768
	TOTAL EQUITY & LIABILITIES	1,93,541	1,98,211


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Standalone Statement of cash flows for the year ended March 31, 2022

Particulars	Audited	
	31-Mar-22	31-Mar-21
A Cash flow from operating activities		
Loss before tax		(9,098)
Adjustments to reconcile loss before tax to net cash flow from / (used) in operating activities		(7,946)
(a) Depreciation and Amortisation Expenses	236	182
(b) Profit on sale of property, plant and equipment (net)	(7)	6
(c) Dividend Income *	(0)	0
(d) Gain on Redemption of investments in debentures	(5,657)	-
(e) Gain on Fair value of Financial assets (net)	-	(923)
(f) Interest income	(554)	(3,249)
(g) Finance cost	6,103	10,638
(h) Provision for Impairment of Investments and inter-corporate deposits	5,634	479
(i) Profit on sale of property, plant and equipments-Immovable Property	-	(4,608)
(j) Provision for financial guarantee obligation	8,113	1,200
(k) Provision for Impairment of trade receivable and deposits	76	469
(l) Net realisable value of inventory write down/(Reversal)	(276)	5,334
Cashflow from / (used) in operating activity before working capital changes	13,668	9,528
Working capital adjustments	4,570	1,582
(a) (Increase)/ Decrease in Inventories	(4,196)	(2,404)
(b) (Increase)/ Decrease Trade and Other receivables	158	72
(c) Increase/ (Decrease) In Trade and Other Payables	(2,604)	66
(d) Increase/(Decrease) in Other Financial Liabilities	(149)	652
(e) Increase/(Decrease) in Other Current Liabilities	19,775	4,887
(f) (Increase)/Decrease in Loans to Associates /Joint venture	(159)	1,907
(g) (Increase)/ Decrease in Loans to Subsidiaries & Others	(516)	2,124
(h) (Increase) /Decrease in Other Current Assets	61	(781)
(i) Increase in Non Current provisions	66	10
(j) Increase/(Decrease) in Current provisions	26	(33)
(k) Decrease in Other Non Current Assets	-	(46)
(l) (Increase) /Decrease In Current Financial Assets	(4)	2
(m) (Increase) /Decrease in Non Current Financial Assets	(61)	-
Net Cash generated from operations	12,397	6,456
Income Tax paid (Net of income tax refund)	16,967	8,038
Net cash flows from operating activities (A)	1,111	(65)
B Cash flow from Investing activities	18,078	7,973
(a) Purchase of property, plant and equipment & intangible assets	(21)	(7)
(b) Sale of property, plant and equipment	6	24
(c) Sale of lease hold land rights	-	4,608
(d) Redemption of debenture investments -others	380	56
(e) Redemption of debenture investments-subsidiaries including premium on redemption	8,580	750
(f) Investments in bank fixed deposits (net)	1,755	(1,406)
(g) Dividend Income received *	0	0
(h) Interest received	436	345
Net cash flows from investing activities (B)	11,136	4,370
C Cash flow from Financing activities		
(a) Debentures repaid	(2,001)	-
(b) Proceeds of long term loans from banks	1,039	1,325
(c) Repayment of long term loans to banks	(10,772)	(3,090)
(d) Repayment towards short term Intercorporate loans	(5,562)	(12,173)
(e) Proceeds from short term Intercorporate loans	-	8,620
(f) Net Proceeds from short term loans from banks	(3,997)	544
(g) Finance Lease payment	(140)	(49)
(h) Finance charges paid	(7,517)	(8,234)
Net cash flows used in financing activities (C)	(28,950)	(13,057)
Net (decrease) / Increase in cash and cash equivalents (A+B+C)	284	(714)
Add: Cash and cash equivalents at the beginning of the year	1,173	1,887
Cash and cash equivalents at the end of the year	1,437	1,173

Notes :

1 Break up of cash and cash equivalents

Sr No.	Particulars	31-Mar-22	31-Mar-21
1	Balance with Banks in Current Accounts	1,436	1,172
2	Balance with Banks in Deposit Account (Original maturity upto three months)	-	-
3	Cash on hand	1	1
	Cash and cash equivalents at the end of the year	1,437	1,173



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Statement of Audited Standalone financial results for the quarter and year ended March 31, 2022
Notes:

- The financial results for the quarter and year ended March 31, 2022 have been reviewed by the Audit Committee of the Board and subsequently approved by the Board of Directors at its meeting held on May 25, 2022 in terms of Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. Further, the same have been subjected to audit by the statutory auditors of the Company.
- The financial results are prepared in accordance with the recognition and measurement principles of Indian Accounting Standards as notified under the Companies (Indian Accounting Standards) Rules, 2015 as specified in Section 133 of the Companies Act, 2013.
- The Company has debt servicing obligations (excluding collection linked repayments) aggregating Rs. 67,400 lakhs within the next twelve months. The Company has also incurred net losses for more than 4 years due to sluggish demand in the real estate sector. During the previous year and current year, there were certain delays/default in repayment of borrowing and interest to banks. The appropriateness of going concern assumption is dependent upon Company's ability to raise funds. These events/conditions indicate the existence of a material uncertainty that may cast significant doubt on the Company's ability to continue as a going concern. The management is addressing these concerns and is confident that they will be able to arrange sufficient liquidity by collections from sale of inventory, monetization of non-core assets, restructuring of the existing loans terms and mobilisation of additional funds and other strategic initiatives. Management in recent past has reduced and rationalised the overall external debt through these measures. The external debt is reduced from Rs.1,18,371 Lakhs to Rs.69,686 Lakhs from March 31, 2020 to March 31, 2022 basis various steps taken by the Company.
- Consequent to COVID-19, the Government of India declared lockdown on March 23, 2020 resulting in Company suspending its operations in ongoing projects during the lockdown period. From June, 2020 onwards, the Company has resumed construction activity on all its ongoing projects. The Company has performed comprehensive assessment of the possible impact of the ongoing COVID-19 pandemic on their operations, liquidity position and consequential impact on the realizability of its asset balance including carrying value of inventories as at 31st March 2022. The Company does not expect any material impact of COVID-19 on its operations, liquidity position or on realisability of its assets
- As detailed below Changes in Realty costs include write down of real estate inventory to net realisable value, in view of lower sales realisations due to sluggish market conditions and cost escalations:

Changes In Realty Inventories	Quarter ended			Year ended	
	Mar-22	Dec-21	Mar-21	Mar-22	Mar-21
	Rs. Lakhs				
Write down of inventory to net realisable value	(300)	-	3,901	(276)	5,334

6 Exceptional items :

Exceptional items comprise	Quarter Ended			Year ended	
	Mar-22	Dec-21	Mar-21	Mar-22	Mar-21
	Rs. Lakhs				
Impairment of investments in subsidiaries and associates	-	-	-	-	(491)
Provision for financial guarantee obligation	2,600	-	400	8,112	1,200
Impairment of investments in other entities	327	-	328	(53)	328
Impairment of loans to subsidiaries, joint ventures and associates	4,895	301	-	5,686	133
Loan to subsidiary written off	-	-	-	-	509
Profit on Sale of property plant and equipments-Immovable Property	-	-	(4,608)	-	(4,608)
Total	7,822	301	(3,880)	13,747	(2,929)

- Figures for the quarter ended March 31, 2022 and March 31, 2021 are the balancing figures between the audited figures in respect of the full year and the unaudited figures of nine months ended December 31, 2021 and December 31, 2020 respectively.
- Other income for the quarter ended March 31, 2022 includes gain on redemption of investments in subsidiary debentures amounting to Rs 5,505 Lakhs
- The Company is primarily engaged only in the business of real estate development. As the Company operates in a single business and geography, the disclosure of such segment-wise information as defined in "IND AS 108 - Operating Segments" is not required and accordingly not provided.

For and on behalf of the Board of Directors

RAJEEV ASHOK
PIRAMAL

 Rajeev A. Piramal
 Executive Vice Chairman & Managing Director

Mumbai : May 25, 2022


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

**To
The Board of Directors of
Peninsula Land Limited**

Report on the audit of the Consolidated Financial Results

Opinion

We have audited the accompanying statement of quarterly and year to date consolidated financial results of Peninsula Land Limited ("Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group"), its associates and joint ventures for the quarter ended March 31, 2022 and for the year ended March 31, 2022 ("Statement"), attached herewith, being submitted by the Holding Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the reports of the other auditors on separate audited financial statements of the subsidiaries, associates and joint ventures, the Statement:

- i. includes the results of the entities as mentioned in Annexure I.
- ii. are presented in accordance with the requirements of the Listing Regulations in this regard; and
- iii. gives a true and fair view in conformity with the applicable accounting standards, and other accounting principles generally accepted in India, of the consolidated net loss and other comprehensive loss and other financial information of the Group for the quarter and year ended March 31, 2022.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs), as specified under Section 143(10) of the Companies Act, 2013, as amended ("the Act"). Our responsibilities under those Standards are further described in the "Auditor's Responsibilities for the Audit of the Consolidated Financial Results" section of our report. We are independent of the Group, its associates and joint ventures in accordance with the 'Code of Ethics' issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us and other auditors in terms of their reports referred to in "Other Matter" paragraph below, is sufficient and appropriate to provide a basis for our opinion.

Material Uncertainty Related to Going Concern

We draw attention to Note 3 in the consolidated Ind AS financial results indicating the existence of material uncertainty on the Group's ability to meet its debt obligations. The appropriateness of going concern assumption is dependent upon Group's ability to raise funds through collections from sale of inventory, monetization of its non-core assets, restructuring of the existing loans terms, mobilization of additional funds and other strategic initiatives to meet its obligations. Our opinion is not modified in respect of this matter.

Management's Responsibilities for the Consolidated Financial Results

The Statement has been prepared on the basis of the consolidated annual financial statements. The Holding Company's Board of Directors are responsible for the preparation and presentation of the Statement that give a true and fair view of the net loss and other comprehensive loss and other financial information of the Group including its associates and joint ventures in accordance with the applicable accounting standards prescribed under section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. The respective Board of Directors of the companies included in the Group and of its associates and joint ventures are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Group and its associates and joint ventures and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the Statement by the Directors of the Holding Company, as aforesaid.

In preparing the Statement, the respective Board of Directors of the companies included in the Group and of its associates and joint ventures are responsible for assessing the ability of the Group and of its associates and joint ventures to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the respective Board of Directors either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the companies included in the Group and of its associates and joint ventures are also responsible for overseeing the financial reporting process of the Group and of its associates and joint ventures.

Auditor's Responsibilities for the Audit of the Consolidated Financial Results

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

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

- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate

internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group and its associates and joint ventures to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Statement or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group and its associates and joint ventures to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial results/financial information of the entities within the Group and its associates and joint ventures of which we are the independent auditors and whose financial information we have audited, to express an opinion on the Statement. We are responsible for the direction, supervision and performance of the audit of the financial information of such entities included in the Statement of which we are the independent auditors. For the other entities included in the Statement, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

We communicate with those charged with governance of the Holding Company and such other entities included in the Statement of which we are the independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit. We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

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

Other Matter

The accompanying Statement includes the audited financial statements and other financial information, in respect of:

- 6 direct subsidiaries and 1 subsidiary (along with 15 step-down subsidiaries), whose financial statements include total assets of Rs 31,513.03 lakhs as at March 31, 2022, total revenues of Rs 702.13 lakhs and Rs 5,745.25 lakhs, total net loss after tax of Rs. 2,025.93 lakhs and total net loss after tax of Rs. 8,454.57 lakhs, total comprehensive loss of Rs.2,027.98 lakhs and total comprehensive loss of Rs. 8,456.62 lakhs, for the quarter and the year ended on that date respectively, and net cash inflows of Rs. 147.13 lakhs for the year ended March 31, 2022, as considered in the Statement which have been audited by their respective independent auditors.

- 5 joint ventures, whose financial statements include Group's share of net loss of Rs. 65.34 lakhs and Rs. 160.43 lakhs and Group's share of total comprehensive loss of Rs. 66.54 lakhs and Rs. 161.98 lakhs for the quarter and for the year ended March 31, 2022 respectively, as considered in the Statement whose financial statements, other financial information have been audited by their respective independent auditors.

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

The accompanying Statement includes unaudited financial statements and other unaudited financial information in respect of:

- 1 associate and 1 joint venture, whose financial statements includes the Group's share of net loss of Rs. Nil and Rs Nil and Group's share of total comprehensive loss of Rs. Nil and Rs. Nil for the quarter and for the year ended March 31, 2022 respectively, as considered in the Statement whose financial statements and other financial information have not been audited by any auditors.

These unaudited financial statements have been approved and furnished to us by the Management and our opinion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these joint ventures and associates, is based solely on such unaudited financial statements. In our opinion and according to the information and explanations given to us by the Management, these financial statements are not material to the Group.

Our opinion on the Statement is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors and the Financial Statements certified by the Management.

The Statement includes the results for the quarter ended March 31, 2022 being the balancing figures between the audited figures in respect of the full financial year ended March 31, 2022 and the published unaudited year-to-date figures up to the end of the third quarter of the current financial year, which were subjected to a limited review by us, as required under the Listing Regulations.

For **S R B C & C O L L P**

Chartered Accountants

ICAI Firm Registration Number: 324982E/E300003

FIROZ ANIS PRADHAN
Digitally signed by FIROZ ANIS PRADHAN
DN: cn=FIROZ ANIS PRADHAN, c=IN, o=Personal, email=firoz.pradhan@arb.in
Date: 2022.05.25 23:49:53 +05'30'

per **Firoz Pradhan**

Partner

Membership Number: 109360

UDIN: 22109360AJPTCY9808

Place of Signature: Mumbai

Date: May 25, 2022

Annexure 1 to the Report

Holding Company:

Peninsula Land Limited

Subsidiaries:

1. Peninsula Holdings and Investments Private Limited
2. Peninsula Mega Properties Private Limited
3. Peninsula Crossroads Private Limited
4. Pavurotti Real Estate Development Private Limited
5. Peninsula Mega Township Developers Private Limited
6. Midland Township Private Limited
7. Rockfirst Real Estate Limited

Step Down Subsidiaries:

1. Truewin Realty Limited
2. Goodhome Realty Limited
3. R R Mega City Builders Limited
4. Inox Mercantile Company Private Limited
5. Peninsula Facility Management Services Limited
6. Peninsula Investment Management Company Limited
7. Peninsula Pharma Research Centre Private Limited
8. Peninsula Trustee Limited
9. Planetview Mercantile Company Private Limited
10. Takenow Property Developers Private Limited
11. Peninsula Integrated Land Developers Private Limited
12. Peninsula Mega City Development Private Limited
13. Sketch Real Estate Private Limited
14. Eastgate Real Estate Developers LLP
15. Westgate Real Estate Developers LLP
16. Topvalue Real Estate Development Private Limited

Joint Venture:

1. Bridgeview Real Estate Development LLP
2. Hem Infrastructure and Development Private Limited
3. Penbrook Capital Advisors Private Limited
4. Peninsula Brookfield Trustee Private Limited
5. Peninsula Brookfield Investment Managers LLP
6. Hem-Bhattad (AOP)

Associate:

1. RA Realty Ventures LLP

Statement of Audited Consolidated financial results for the quarter and year ended 31st March 2022						
(Rs. in Lakhs, except per share data)						
Sr No.	Particulars	Consolidated				
		Quarter ended			Year ended	
		Mar-22 Audited (refer note no. 7)	Dec-21 Unaudited	Mar-21 Audited (refer note no. 7)	Mar-22 Audited	Mar-21 Audited
1	Revenue from Operations	9,536	11,444	11,397	43,356	26,378
2	Other Income	847	317	697	1,895	1,119
3	Total Income (1+2)	10,383	11,761	12,094	45,251	27,497
	Expenses:					
	a) Realty cost incurred	3,385	2,985	3,009	11,093	10,596
	b) Changes in Realty Inventories	1,058	4,674	9,840	18,151	14,911
	c) Cost of Realty Sales (a+b) (Refer note no. 5)	4,443	7,659	12,849	29,244	25,507
	d) Employees Benefits Expense	445	374	201	1,327	1,443
	e) Finance Cost	923	2,349	2,507	7,978	12,544
	f) Depreciation and amortisation	72	67	60	256	233
	g) Other Expenses	1,797	553	1,538	3,838	2,951
4	Total Expenses (c+d+e+f+g)	7,680	11,002	17,155	42,443	42,678
5	Profit / (Loss) before Exceptional Items and Tax (3 - 4)	2,703	759	(5,061)	2,808	(15,181)
6	Exceptional Items (net) (Refer note no.6)	(8,348)	(342)	5,931	(13,818)	10,886
7	Profit / (Loss) before Tax (5+6)	(5,645)	417	870	(11,010)	(4,295)
	Tax Expense :					
	Current Tax	(266)	169	(13)	24	5
	Adjustment of tax relating to earlier period / year	(4)	-	253	(1)	253
	Deferred Tax	(62)	(108)	(1,025)	(151)	(1,440)
8	Total Tax Expense	(332)	61	(785)	(128)	(1,182)
9	Profit / (Loss) After Tax (7 - 8)	(5,313)	356	1,655	(10,882)	(3,113)
10	Share of Profit / (Loss) of Associates and Joint Ventures	(70)	(23)	(42)	(196)	(128)
11	Share of Non Controlling Interest	(15)	(18)	32	(83)	(157)
12	Profit / (Loss) for the Period (9 +10 -11)	(5,368)	351	1,581	(10,995)	(3,084)
13	Other Comprehensive Income					
	i) Items that will not be reclassified to profit or loss	(47)	13	(17)	(8)	51
	ii) Income tax relating to Items that will not be reclassified to profit or loss	-	-	-	-	-
	iii) Items that will be reclassified to profit or loss	-	-	-	-	-
	iv) Income tax relating to Items that will be reclassified to profit or loss	-	-	-	-	-
14	Total Other Comprehensive Income	(47)	13	(17)	(8)	51
	Total Comprehensive Income for the period (9+10+14)	(5,430)	346	1,596	(11,086)	(3,190)
	Profits / (Losses) attributable to :					
	a) Owners of the Company	(5,368)	351	1,581	(10,995)	(3,084)
	b) Non-Controlling Interest	(15)	(18)	32	(83)	(157)
15	Other Comprehensive Income attributable to :					
	a) Owners of the Company	(46)	13	(17)	(7)	51
	b) Non-Controlling interest	(1)	-	-	(1)	-
16	Total Comprehensive Income attributable to :					
	a) Owners of the Company	(5,414)	364	1,564	(11,002)	(3,033)
	b) Non-Controlling interest	(16)	(18)	32	(84)	(157)
17	Earnings per Equity Share (EPS) (Face value of Rs.2 each) Not annualised except year end					
	Basic	(1.92)	0.12	0.57	(3.94)	(1.10)
	Diluted	(1.92)	0.12	0.57	(3.94)	(1.10)
18	Paid up Equity Share Capital (Face value per share of Rs.2 each)	5,590	5,590	5,590	5,590	5,590
19	Other Equity				(16,124)	(5,122)


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Rs. In Lakhs

Consolidated Statements of Assets and Liabilities as at 31st March 2022			
Sr No.		Audited	Audited
		31-Mar-22	31-Mar-21
	ASSETS		
A	Non-Current Assets		
a	Property Plant And Equipment	1,827	1,879
b	Right-of-use assets	295	243
c	Investment Properties	48	48
d	Other Intangible Assets	41	103
e	Investment In Joint Ventures & Associates	9,174	9,372
f	Financial Assets		
	(i) Investments	5,535	6,618
	(ii) Loans	3,956	11,124
	(iii) Other Financial Assets	668	764
g	Non Current Tax Assets (net)	6,323	7,507
	Total Non-current Assets	27,867	37,658
B	Current Assets		
a	Inventories	1,22,814	1,41,365
b	Financial Assets		
	(i) Current Investments	88	85
	(ii) Trade Receivables	1,267	1,573
	(iii) Cash And Cash Equivalents	2,988	3,260
	(iv) Bank Balances Other Than (iii) Above	124	2,154
	(v) Loans	44	40
	(vi) Other Financial Assets	4,262	4,475
c	Other Current Assets	6,204	6,907
	Total current Assets	1,37,791	1,59,859
C	(i) Investments held for sale	-	327
	(ii) Assets Held for sale	28,674	28,674
	TOTAL ASSETS	1,94,332	2,26,518
	EQUITY & LIABILITIES		
A	Equity		
a	Equity Share Capital	5,590	5,590
b	Other Equity	(16,124)	(5,122)
	Equity Attributable to Owners of the Company	(10,534)	468
	Non-Controlling Interests	(665)	(581)
	Total Equity	(11,199)	(113)
B	Non-Current Liabilities		
a	Financial Liabilities		
	(i) Borrowings	2	706
	(ia) Lease Liabilities	164	167
	Deferred tax liabilities (Net)	59	210
b	Provisions	652	580
	Total Non-Current Liabilities	877	1,663
C	Current Liabilities		
a	Financial Liabilities		
	(i) Borrowings	77,955	1,07,179
	(ia) Lease Liabilities	161	92
	(ii) Trade Payables		
	(a) Micro Enterprises And Small Enterprises	431	303
	(b) Other Than Micro Enterprises And Small Enterprises	13,153	19,408
	(iii) Other Financial Liabilities	15,165	7,801
b	Other Current Liabilities	97,579	90,001
c	Provisions	210	184
	Total Current Liabilities	2,04,654	2,24,968
	TOTAL EQUITY & LIABILITIES	1,94,332	2,26,518

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Consolidated Statement of cash flows for the year ended March 31, 2022

(Rs.in Lakhs)

	Particulars	Audited	
		31-Mar-22	31-Mar-21
A	Cash flow from operating activities		
	Loss before tax		(11,010)
	Adjustments to reconcile loss before tax to net cash flow from/ (used) In operating		(4,295)
(a)	Depreciation/ amortisation expenses	256	233
(b)	Profit /(Loss) on sale of property, plant and equipment (net)	(7)	6
(c)	Dividend on investments in mutual fund	(4)	(6)
(d)	Loss on fair value of financial assets (net)	3	-
(e)	Interest income	(621)	(626)
(f)	Finance costs	7,978	12,544
(g)	Provision for Impairment of investments and inter-corporate deposits	7,621	(6,276)
(h)	Profit on sale of lease hold land rights	-	(4,608)
(i)	Provision for contractual obligation	6,197	-
(j)	Provision for Impairment of trade Receivable and other receivables	263	730
(k)	Fair value gain on debenture	-	(420)
(l)	Gain on redemption of debenture liability	(78)	-
(m)	Net realisable value of inventory write down /(Reversal)	(276)	6,169
		21,332	7,744
	Cash flow from operating activity before working capital changes		3,449
	Working capital adjustments		
(a)	(Increase) /Decrease in Inventories	20,939	14,478
(b)	(Increase) /Decrease in Trade and Other Receivables	163	33
(c)	Increase /(Decrease) in Trade and Other Payables	(6,127)	(557)
(d)	Increase /(Decrease) in Other Current Financial Liabilities	196	429
(e)	Increase /(Decrease) in Other Current Liabilities	7,578	(3,518)
(f)	(Increase)/ Decrease in Non Current Financial Assets Loans	(168)	1,759
(g)	(Increase) / Decrease in Current Financial Assets Loans	(4)	(5)
(h)	(Increase) / Decrease in Other Non Current Financial Assets	(44)	-
(i)	(Increase) / Decrease in Other Current Financial Assets	(37)	(116)
(j)	Increase/(Decrease) in Current Provisions	26	(39)
(k)	Increase/(Decrease) in Non Current Provisions	64	(103)
(l)	(Increase) /Decrease in Other Current Assets	529	2,533
		23,115	14,894
	Net Cash generated from Operations		18,343
	Income Tax paid (Net of income tax refund)	33,437	573
		1,161	
	Net cash flows from Operating activities (A)		18,916
		34,598	
B	Cash flows from investing activities		
(a)	Purchase of property, plant and equipment and intangible assets	(21)	(6)
(b)	Sale of property plant and equipments	7	49
(c)	Sale of investments of equity shares	737	-
(d)	Redemption of debenture-others	380	56
(e)	Purchase of current investments	(3)	(5)
(f)	Proceeds / (Investments) in bank fixed deposits (net)	2,429	(1,490)
(g)	Dividend received	4	6
(h)	Redemption of fund	-	9
(i)	Sale of equity shares subsidiary	-	1
(j)	Profit on sale of lease hold land rights	-	4,608
(k)	Interest received	510	593
		4,043	3,821
	Net cash flows from investing activities (B)		
C	Cash flow from financing activities		
(a)	Repayment of debentures	(666)	(332)
(b)	Repayment of long term loans to Financial Institutions	(12,730)	(4,473)
(c)	Proceeds of long term loans from banks	1,039	1,325
(d)	Repayment of long term loans to banks	(11,737)	(3,090)
(e)	Proceed from long term Inter-corporate loans	-	9,008
(f)	(Repayment) / Proceeds from current borrowings - bank overdraft (net)	(3,997)	544
(g)	Proceeds / (repayment) towards current borrowings - others	166	(12,283)
(h)	Lease payment	(140)	(49)
(i)	Debentures repaid during the year	(2,000)	-
(j)	Finance charges paid	(8,848)	(11,924)
		(38,913)	(21,274)
	Net cash flows used in financing activities (C)		
	Net increase / (decrease) in cash and cash equivalents (A+B+C)		1,463
	Add: Cash and cash equivalents at the beginning of the year	3,260	10,309
	Less Adjustments on sale of subsidiary	-	(8,512)
	Cash and cash equivalents at the end of the year	2,988	3,260

Notes :

1 Break up of cash and cash equivalents

Sr No.	Particulars	31-Mar-22	31-Mar-21
1	Balance with Banks in Current Accounts	2,781	3,128
2	Balance with Banks in Deposit Account (Original maturity upto three months)	116	114
3	Cash on hand	91	18
	Cash and cash equivalents at the end of the year	2,988	3,260

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Statement of Audited Consolidated financial results for the quarter and year ended March 31, 2022

Notes:

- The financial results for the quarter and year ended March 31, 2022 have been reviewed by the Audit Committee of the Board and subsequently approved by the Board of Directors at its meeting held on May 25, 2022 in terms of Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. Further, the same have been subjected to audit by the statutory auditors of the Company.
- The financial results are prepared in accordance with the recognition and measurement principles of Indian Accounting Standards as notified under the Companies (Indian Accounting Standards) Rules, 2015 as specified in Section 133 of the Companies Act, 2013.
- The group has debt servicing obligations (excluding collection linked repayments) aggregating Rs. 76,600 lakhs within the next twelve months. The group has also incurred net losses for more than 4 years due to sluggish demand in the real estate sector. During the previous year and current year, there were certain delays/default in repayment of borrowing and interest to banks. The appropriateness of going concern assumption is dependent upon groups ability to raise funds. These events/conditions indicate the existence of a material uncertainty that may cast significant doubt on the groups ability to continue as a going concern. The management is addressing these concerns and is confident that they will be able to arrange sufficient liquidity by collections from sale of inventory, monetization of non-core assets, restructuring of the existing loans terms and mobilisation of additional funds and other strategic initiatives. Management in recent past has reduced and rationalised the overall external debt through these measures. The external debt is reduced from Rs.1,76,126 Lakhs to Rs.77,955 Lakhs from March 31, 2020 to March 31,2022 basis various steps taken by the group.
- Consequent to COVID-19, the Government of India declared lockdown on March 23, 2020 resulting in Group suspending its operations in ongoing projects during the lockdown period. From June, 2020 onwards, the Group has resumed construction activity on all its ongoing projects. The Group has performed comprehensive assessment of the possible impact of the ongoing COVID-19 pandemic on their operations, liquidity position and consequential impact on the realizability of its asset balance including carrying value of inventories as at 31st March 2022. The Group does not expect any material impact of COVID-19 on its operations, liquidity position or on realisability of its assets.
- As detailed below Changes in Realty costs include write down of real estate inventory to net realisable value, in view of lower sales realisations due to sluggish market conditions and cost escalations:

Changes in Realty Inventories	Quarter ended			Year ended	
	Mar-22	Dec-21	Mar-21	Mar-22	Mar-21
Write down of inventory to net realisable value	(300)	-	3,907	(276)	6,169

6 Exceptional items :

Exceptional Items comprise	Quarter Ended			Year Ended	
	Mar-22	Dec-21	Mar-21	Mar-22	Mar-21
Impairment of investments in other entities	-	-	328	-	328
Impairment of loans to other entities	-	-	(1,851)	(4)	(1,101)
Loss on sale of equity shares other entities	-	342	-	342	-
Impairment of investments in other entities	327	-	-	(53)	-
Profit on Sale of property plant and equipments-Immovable Property	-	-	(4,808)	-	(4,808)
Provision for contractual obligation	685	-	-	6,197	-
Impairment of loans to Associates & Joint ventures	7,336	-	-	7,336	-
Gain on disposal of investments in subsidiary	-	-	-	-	(5,505)
Total	8,348	342	(5,931)	13,618	(10,686)

- Figures for the quarter ended March 31, 2022 and March 31, 2021 are the balancing figures between the audited figures in respect of the full year and the unaudited figures of nine months ended December 31, 2021 and December 31, 2020 respectively.
- The Group is primarily engaged only in the business of real estate development. As the Group operates in a single business and geography, the disclosure of such segment-wise information as defined in "IND AS 108 - Operating Segments" is not required and accordingly not provided.



For and on behalf of the Board of Directors

RAJEEV
ASHOK
PIRAMAL

Rajeev A. Piramal
Executive Vice Chairman & Managing Director

Mumbai : May 25, 2022

PENINSULA LAND LIMITED

503, Peninsula Towers,
Peninsula Corporate Park,
G. K. Marg, Lower Parel,
Mumbai - 400 013.
www.peninsula.co.in

Phone : +91 22 6622 9300
Fax : +91 22 6622 9302
Email : info@peninsula.co.in
CIN No.: L17120MH1871PLC00005

Date: May 25, 2022

Corporate Relations Department
BSE Limited,
1st Floor, New Trading Wing,
Rotunda Building, P J Towers,
Dalal Street, Fort,
Mumbai - 400 001.

The Market Operations Department
National Stock Exchange of India Limited,
Exchange Plaza, 5th Floor,
Plot No C/1, G Block,
Bandra-Kurla Complex,
Bandra (E), Mumbai - 400 051.

Dear Madam/ Sir,


Sub: Declaration under Regulations 33 (3) (d) and 52 (3) (a) of SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015 for Audit Reports on the Standalone and Consolidated Financial Results.

Ref: Peninsula Land Limited (Company Code: 503031, NSE: PENINLAND)

Pursuant to Regulations 33 (3) (d) and 52 (3) (a) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, this is to inform you that the Statutory Auditors of the Company has issued an unmodified opinion on the Standalone and Consolidated Audited Financial Results of the Company for the quarter and Financial Year ended March 31, 2022.

Request you to kindly take the above on record.

Yours Sincerely,
For Peninsula Land Limited



Sonal A. Rathod
Company Secretary & Compliance Officer

25th May 2022

 Corporate Relations Department
BSE Limited
 1st Floor, New Trading Wing
 Rotunda Building, P J Towers
 Mumbai - 400 001

Dear Sirs

Sub : Disclosure under regulation 52(4) and (5) of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, in respect of Non-Convertible debentures issued on Private placement basis

BSE Scrip Code : 503031

NSE Scrip Code :

PENINLAND

Disclosure as at Half Year ended on 31st March 2022

With reference to the above subject, we submit herewith the information and document as per provision of Uniform Listing agreement entered into with the Stock Exchanges where debt Securities of the company are listed and the Security Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations, 2015, thereunder, for dissemination to the debenture holders as mentioned below:

Sr No	Particulars / Information relating to	Details
1	Credit rating and change in credit rating	ICRA D
2	Asset Cover available against Non-convertible Debentures	The debentures issued are not secured from the perspective of Companies Act 2013 and the rules framed thereunder
3	Debt - Equity Ratio	Standalone- (11.84) Consolidated- (6.96)
4(a)	Previous due date for payment of interest on Non-convertible Debentures	Not Applicable
4(b)	Previous due date for repayment of Non-convertible Debentures	Not Applicable
5(a)	Next due date for payment of interest on Non-convertible Debentures	Not Applicable
5(b)	Next due date for repayment of Non-convertible Debentures	Not Applicable
6	Outstanding redeemable preference shares (quantity and value)	Not Applicable
7	Debt Service Coverage Ratio	Standalone- (0.17) Consolidated- (0.09)
8	Interest Service Coverage Ratio	Standalone- (0.49) Consolidated- (0.39)
9	Debenture Redemption Reserve	Nil (In absence of Sufficient profits)
10	Networth	Standalone- Rs. (64.08) Crs Consolidated- Rs. (111.99) Crs
11	Net Profit /(Loss) after Tax	Standalone- (Rs. 90.98 Crs) Consolidated - (Rs. 109.95 Crs)
12	Earnings Per Share	Standalone- (Rs.3.26) Consolidated- (Rs.3.94)
13	Current Ratio	0.65
14	Long term debt to working Capital	-2.57
15	Bad debts to Account Receivable Ratio	0.4
16	Current Liability Ratio	1
17	Total Debt to Total Asstes	0.39
18	Debt Turnover	14.82
19	Inventory Turnover	0.05
20	Operating Margin (%)	53%
21	Net Profit Margin (%)	-44%

We confirm that the information submitted as above is true and correct and the undersigned has the authority to submit the same to you and that we are aware the above information is expected to be place on the website of your stock exchange. This letter is submitted under regulation 52(4) and (5) of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015

* Amounts mentioned in brackets are negative figures

For Peninsula Land Limited


Sonal Rathod
 Company Secretary

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