

May 16, 2023

Department of Corporate Services
BSE Limited,
Mumbai 400 001

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

Through: BSE Listing Centre

Through: NEAPS

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

Scrip Symbol: OBEROIRLTY

Sub: Audited consolidated and standalone financial results for the year ended March 31, 2023

Dear Sirs,

With reference to the above, we hereby inform you that the Board of Directors in their meeting held on May 16, 2023 have approved the audited consolidated and standalone financial results for the year ended March 31, 2023 and the same are enclosed herewith.

Also enclosed herewith are the Auditor's Reports on the above consolidated and standalone financial results.

We hereby declare that the Statutory Auditors of the Company have issued their audit reports with unmodified opinion.

The above meeting of the Board of Directors commenced at 5:15 PM and concluded at 7:25 PM.

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Also, with the financial results as above having been communicated to the stock exchanges, the Trading Window shall open w.e.f. May 19, 2023.

Also, in terms of SEBI circular no. SEBI/HO/DDHS/P/CIR/2021/613 dated August 10, 2021 ("said Circular"), we enclose herewith the disclosures made under para 3.1 of the said Circular, which have already been filed with the stock exchanges.

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As required under Regulation 54(2) of Listing Regulations, we write to inform you that the Debentures issued by the Company bearing scrip code as stated above are secured by mortgage of certain immovable and movable properties of a subsidiary company of the Company.

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

Thanking you.

For Oberoi Realty Limited


Bhaskar Kshirsagar
Company Secretary

Encl: As above.

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

To
The Board of Directors of
Oberoi Realty 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 Oberoi Realty Limited ("Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group"), and joint ventures for the quarter and year ended March 31, 2023 ("Statement"), attached herewith, being submitted by the Holding Company pursuant to the requirement of Regulations 33 and 52 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 results of the subsidiaries and joint ventures, the Statement:

- i. includes the results of the entities listed in Annexure 1;
- ii. is 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 profit and other comprehensive income and other financial information of the Group for the quarter and year ended March 31, 2023.

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 and its 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.

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 is responsible for the preparation and presentation of the Statement that gives a true and fair view of the net profit and other comprehensive income and other financial information of the Group including its 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 Regulations 33 and 52 of the Listing Regulations. The respective Board of Directors of the companies included in the Group and of its joint ventures are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of their respective companies 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 its joint ventures are responsible for assessing the ability of their respective companies to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management 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 joint ventures are also responsible for overseeing the financial reporting process of their respective companies.

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 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 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 and financial information of the entities within the Group and its 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 results/statements and other financial information, in respect of:

- Three subsidiaries, whose financial results/statements include total assets of Rs. 2,099.56 lakhs as at March 31, 2023, total revenues of Rs. 0.40 lakhs and Rs. 1.14 lakhs, total net loss after tax and total comprehensive loss of Rs. 12.96 lakhs and Rs. 12.97 lakhs each, for the quarter and the year ended on that date respectively, and net cash inflows of Rs. 1.79 lakhs for the year ended March 31, 2023, as considered in the Statement which have been audited by their respective independent auditors.
- Three joint ventures, whose financial results/statements include Group's share of net profit of Rs. 78,816.91 lakhs and Rs. 94,436.60 lakhs and Group's share of total comprehensive income of Rs. 78,817.49 lakhs and Rs. 94,436.60 lakhs for the quarter and for the year ended March 31, 2023 respectively, as considered in the Statement whose financial results/financial statements, other financial information have been audited by their respective independent auditors.

The independent auditor's report on the financial statements/financial results 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 and its joint ventures is based solely on the reports of such auditors and the procedures performed by us as stated in the paragraph above.

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

- Six joint ventures, whose financial results/statements includes the Group's share of net loss of Rs. 123.41 lakhs and Rs 326.07 lakhs and Group's share of total comprehensive loss of Rs. 123.97 lakhs and Rs. 326.62 lakhs for the quarter and for the year ended March 31, 2023 respectively, as considered in the Statement whose financial results /statements and other financial information have not been audited by their auditors.

These unaudited financial results 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, is based solely on such unaudited financial results. In our opinion



SRBC & CO LLP

Chartered Accountants


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and according to the information and explanations given to us by the Management, these financial results 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 Results/financial information certified by the Management.

The Statement includes the results for the quarter ended March 31, 2023 being the balancing figures between the audited figures in respect of the full financial year ended March 31, 2023 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 SRBC & CO LLP
Chartered Accountants
ICAI Firm Registration Number: 324982E/E300003


per Vinayak Pujare
Partner
Membership No.: 101143



UDIN: 23101143BGYWMM3932

Place: Mumbai
Date: May 16, 2023

Annexure 1 to the Independent Auditor's Report on the Consolidated Quarterly and Year to date Financial Results of Oberoi Realty Limited for the quarter and year ended March 31, 2023

Subsidiaries

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

Joint Ventures

1. Homexchange Private Limited
2. I-Ven Realty Limited
3. Metropark Infratech And Realty Developments Private Limited
4. Moveup Real Estate Private Limited
5. Oasis Realty (till March 03, 2023)
6. Saldanha Realty and Infrastructure LLP
7. Sangam City Township Private Limited
8. Schematic Estate LLP
9. Shri Siddhi Avenues LLP
10. Siddhivinayak Realities Private Limited



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OBEROI
R E A L T Y
OBEROI REALTY LIMITED

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

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

Audited Consolidated Financial Results for the Quarter and Year Ended March 31, 2023

(Rs. in Lakh, except per share data)

Sr. No.	Particulars	Quarter ended			Year ended	
		31/03/2023	31/12/2022	31/03/2022	31/03/2023	31/03/2022
		Audited (Refer note 2)	Unaudited	Audited (Refer note 2)	Audited	Audited
1	Income					
	a. Revenue from operations	96,143	162,946	82,346	419,258	269,397
	b. Other income	3,368	2,204	1,948	10,062	5,845
	Total income (a+b)	99,511	165,150	84,294	429,320	275,242
2	Expenses					
	a. Operating costs	383,783	92,105	53,384	537,389	171,878
	b. Changes in inventories	(332,037)	(28,109)	(12,329)	(350,701)	(37,347)
	c. Employee benefits expense	1,946	1,940	2,145	7,779	6,837
	d. Finance cost	6,205	3,809	3,160	16,905	8,603
	e. Depreciation and amortisation	974	1,018	967	3,975	3,978
	f. Other expenses	5,581	2,973	3,969	13,626	9,895
	Total expenses (a+b+c+d+e+f)	66,452	73,736	51,296	228,973	163,844
3	Profit before share of profit of joint ventures (net) and exceptional items (1-2)	33,059	91,414	32,998	200,347	111,398
4	Share of profit of joint ventures (net)	6,009	1,444	80	22,041	23,960
5	Profit before exceptional items and tax (3+4)	39,068	92,858	33,078	222,388	135,358
6	Exceptional item	-	-	-	-	-
7	Profit before tax (5+6)	39,068	92,858	33,078	222,388	135,358
8	Tax expense					
	a. Current tax	9,069	22,576	10,262	51,039	30,881
	b. Deferred tax	(18,030)	25	(419)	(19,105)	(233)
9	Net profit for the period (7-8)	48,029	70,257	23,235	190,454	104,710
10	Other comprehensive income					
	a. Items that will not be reclassified to profit or loss	(17)	(107)	56	(82)	104
	b. Income tax relating to items that will not be reclassified to profit or loss	4	27	(13)	21	(27)
11	Total comprehensive income for the period (9+10)**	48,016	70,177	23,278	190,393	104,787
12	Paid-up equity share capital (Face value of Rs.10 each)	36,360	36,360	36,360	36,360	36,360
13	Paid up debt capital	394,409	308,337	285,547	394,409	285,547
14	Other equity				1,184,652	1,005,254
15	Net worth	1,221,012	1,173,018	1,041,614	1,221,012	1,041,614
16	Capital redemption reserve	5,710	5,710	5,710	5,710	5,710
17	Earnings per share (EPS)* (Face value of Rs.10 each)					
	a) Basic EPS	13.21	19.32	6.39	52.38	28.80
	b) Diluted EPS	13.21	19.32	6.39	52.38	28.80
18	Debt equity ratio	0.32	0.26	0.27	0.32	0.27
19	Debt service coverage ratio	0.47	4.05	0.89	1.41	0.56
20	Interest service coverage ratio	3.89	13.81	6.00	7.39	5.99
21	Current ratio	3.79	3.08	3.13	3.79	3.13
22	Long term debt to working capital ratio	0.37	0.35	0.36	0.37	0.36
23	Bad debts to Account receivable ratio	-	-	-	-	-
24	Current liability ratio	0.51	0.57	0.54	0.51	0.54
25	Total debts to total assets ratio	0.21	0.18	0.18	0.21	0.18
26	Debtors turnover^ (days)	25	14	11	57	14
27	Inventory turnover^ (days)	1,197	727	1,090	1,327	1,311
28	Operating margin (%)	38.35%	57.71%	42.72%	50.37%	43.85%
29	Net profit margin (%)	48.27%	42.54%	27.56%	44.36%	38.04%

* Not annualised, except year end Basic and Diluted EPS

** Entirely attributable to owner of the parent.

^ Ratios for the quarter have been annualised.

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Notes:

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- 1 The Audited Consolidated Financial Results for the quarter and year ended March 31, 2023 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on May 16, 2023. The Statutory Auditors have expressed an unmodified audit opinion. The Consolidated Financial Results are prepared in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013.
- 2 The figures of the last quarter are the balancing figures between the audited figures in respect of the full financial year and the unaudited published year to date figures up to the third quarter of the respective financial year.
- 3 The nature of the real estate business of the Group is such that the results of the quarter/year may not be representative of the profit/(loss) for the period.
- 4 The Board of Directors of the Company have recommended dividend of Rs.4 per share (40% of face value of equity shares) for the financial year 2022-23. The payment of dividend is subject to approval of the shareholders in the ensuing Annual General Meeting of the Company.
- 5 The listed, secured, redeemable, non-convertible debentures issued by the Company are secured by (i) pari passu mortgage of the unsold identified residential units in projects developed by a subsidiary company, (ii) pari passu charge on Receivables from certain identified residential units from the said projects, and the bank accounts into which such Receivables are deposited, and (iii) further secured by way of an irrevocable and unconditional corporate guarantee from the said subsidiary company. The security cover of atleast 1.5 times in respect of the said debentures has been maintained as on March 31, 2023 as per the terms of offer document and the Debenture Trust Deed.
- 6 The applications filed by the Company and certain of its Group companies under Section 245C of the Income tax Act in earlier years, have been concluded in April 2023 and accordingly the group has made additional provision of Rs 988.92 lakh towards tax and interest thereon in the financial statements.
- 7 Oberoi Constructions Limited, a wholly owned subsidiary of Oberoi Realty Limited, has retired from one of its Joint Venture, Oasis Realty (AOP) with effect from 3rd March 2023. The Group has eliminated its share of profit aggregating to Rs.70,076.36 lakhs on the unsold inventories purchased by the Company from the erstwhile Joint Venture and has recognised a resulting deferred tax asset of Rs. 17,636.82 lakhs which will be reversed based on the subsequent sale of the purchased units.
- 8 The Board of Directors of Oberoi Realty Limited at its board meeting held on August 9, 2022, approved the Scheme of Amalgamation of Oberoi Constructions Limited, Oberoi Mall Limited, Evenstar Hotels Private Limited and Incline Realty Private Limited (the wholly owned subsidiaries) with Oberoi Realty Limited pursuant to the provisions of Sections 230 to 232 and other applicable sections and provisions of the Companies Act, 2013. The said Scheme of Amalgamation, with an Appointed Date of April 1, 2022, is subject to the requisite approvals and sanction of the jurisdictional bench of National Company Law Tribunal ("NCLT") and subject to the approval of shareholders and/or creditors of the Company, Central Government, or such other competent authority as may be directed by the NCLT. The Company Scheme Petition filed has been admitted by the NCLT and is pending.
- 9 Formulae for computation of ratios are as follows:
 - a) Debt Equity Ratio = Debt/Equity (Debt = Non current borrowings + Current borrowings including current maturities of long term debt)
 - b) Debt Service Coverage Ratio = Earnings before interest and tax less interest income/(Interest Expense + Principal Repayments made during the period) (Interest expense includes interest capitalised to projects)
 - c) Interest Service Coverage Ratio = Earnings before interest and tax less interest income/Interest Expense
 - d) Current Ratio = Current Assets/Current Liabilities
 - e) Long term debt to working capital = Non-Current Borrowings (Including Current Maturities of Non-Current Borrowings)/Current Assets Less Current Liabilities (Excluding Current Maturities of Non-Current Borrowings)
 - f) Bad debts to Account receivable ratio = Bad Debts/Average Trade Receivables
 - g) Current liability ratio = Total Current Liabilities/Total Liabilities
 - h) Total debts to total assets = Total Debt/Total Assets
 - i) Debtors turnover = Average Trade Receivables/Total revenue from operations (For revenue from projects for sale, the billing during the period is considered).
 - j) Inventory turnover = Average Inventories/Cost of Goods Sold
 - k) Operating margin (%) = (Earnings before interest, tax and depreciation and amortisation - Other Income)/ Revenue from operations
 - l) Net profit margin (%) = Profit After Tax (Including Share of profit / (loss) of joint ventures (net))/ Total income
- 10 Previous period figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current period's classification.
- 11 The standalone financial results for the quarter and year ended March 31, 2023 are summarised below and detailed financial results are available on the Company's website www.oberoirealty.com and have been submitted to the BSE Limited (www.bseindia.com) and National Stock Exchange of India Limited (www.nseindia.com), where the equity shares of the Company are listed.

(Rs. in Lakh)

Particulars	Quarter ended			Year ended	
	31/03/2023	31/12/2022	31/03/2022	31/03/2023	31/03/2022
	Audited (Refer note 2)	Unaudited	Audited (Refer note 2)	Audited	Audited
Total revenue (including other income)	57,393	39,399	25,808	162,968	107,481
Profit before tax	20,667	27,889	7,289	89,114	49,851
Profit after tax	15,878	21,132	5,503	70,335	38,188

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12 Audited Consolidated Segment wise Revenue, Results, Assets and Liabilities for quarter and year ended March 31, 2023:

(Rs. in Lakh)

Particulars	Quarter ended			Year ended	
	31/03/2023	31/12/2022	31/03/2022	31/03/2023	31/03/2022
	Audited (Refer note 2)	Unaudited	Audited (Refer note 2)	Audited	Audited
Segment Revenue					
(a) Real estate	91,532	158,756	80,064	403,570	262,202
(b) Hospitality	4,611	4,190	2,282	15,688	7,195
Total Segment Revenue	96,143	162,946	82,346	419,258	269,397
Less: Inter segment revenue	-	-	-	-	-
Net income from operations	96,143	162,946	82,346	419,258	269,397
Segment Results					
(Profit before unallocable (expenditure) / income, interest and finance charges and tax)					
(a) Real estate	35,715	91,696	35,613	203,830	115,808
(b) Hospitality	1,969	1,449	446	5,662	721
Total Segment Results	37,684	93,145	36,059	209,492	116,529
Add/(Less):					
i) Interest and finance charges	(6,205)	(3,809)	(3,160)	(16,905)	(8,603)
ii) Unallocable income net of Unallocable Expenditure	1,580	2,078	99	7,760	3,472
Profit before share of profit of joint ventures (net)	33,059	91,414	32,998	200,347	111,398
Add: Share of profit of joint ventures (net)					
(a) Real estate	6,009	1,444	80	22,041	23,960
Profit after share of profit of joint ventures (net)	39,068	92,858	33,078	222,388	135,358
Segment Assets					
(a) Real estate	1,574,208	1,356,758	1,150,933	1,574,208	1,150,933
(b) Hospitality	181,457	138,202	132,878	181,457	132,878
Total segment assets	1,755,665	1,494,960	1,283,811	1,755,665	1,283,811
Add: Unallocated assets (1)	108,435	239,278	285,246	108,435	285,246
Total Assets	1,864,100	1,734,238	1,569,057	1,864,100	1,569,057
Segment Liabilities					
(a) Real estate	610,406	521,226	492,521	610,406	492,521
(b) Hospitality	28,681	29,964	32,327	28,681	32,327
Total segment liability	639,087	551,190	524,848	639,087	524,848
Add: Unallocated liabilities (2)	4,001	10,030	2,595	4,001	2,595
Total Liabilities	643,088	561,220	527,443	643,088	527,443

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

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

For and on behalf of the Board



Vikas Oberoi

Chairman & Managing Director

Mumbai, May 16, 2023

SIGNED FOR IDENTIFICATION
BY

S R B C & CO LLP
MUMBAI



Registered Office : Commerz, 3rd Floor, International Business Park, Oberoi Garden City, Goregaon (E), Mumbai – 400 063, India
CIN: L45200MH1998PLC114818, E-mail ID: corporate@oberoiREALTY.com, Website: www.oberoiREALTY.com,
Tel: +9122 6677 3333, Fax: +91 22 6677 3334

Audited Consolidated Statement of Assets and Liabilities as at March 31, 2023

Particulars	(Rs. in Lakh)	
	As at 31/03/2023	As at 31/03/2022
	Audited	Audited
ASSETS		
I) Non-current assets		
a) Property, plant and equipment	19,469	19,733
b) Capital work in progress	403,117	329,740
c) Investment properties	75,203	77,993
d) Intangible assets	211	238
e) Intangible assets under development	-	13
f) Financial assets		
i) Investments	41,899	179,288
ii) Other financial assets	4,269	1,814
g) Deferred tax assets (net)	20,837	2,727
h) Other non-current assets	53,456	66,604
	618,461	678,150
II) Current assets		
a) Inventories	854,309	503,608
b) Financial assets		
i) Investments	28,366	88,651
ii) Trade receivables	109,831	12,458
iii) Cash and cash equivalents	18,815	12,383
iv) Bank balances other than (iii) above	32,477	16,932
v) Loans	53,084	46,580
vi) Other financial assets	606	331
c) Current tax assets (net)	3,337	4,419
d) Other current assets	144,814	205,545
	1,245,639	890,907
TOTAL ASSETS (I+II)	1,864,100	1,569,057
EQUITY AND LIABILITIES		
I) Equity		
a) Equity share capital	36,360	36,360
b) Other equity	1,184,652	1,005,254
	1,221,012	1,041,614
II) Liabilities		
i) Non-current liabilities		
a) Financial liabilities		
i) Borrowings	288,064	216,496
ii) Trade payables		
a) Total outstanding dues of micro enterprises and small enterprises	2,316	988
b) Total outstanding dues of creditors other than micro enterprises and small enterprises	4,597	2,231
iii) Other financial liabilities		
i) Capital creditors		
a) Total outstanding dues of micro enterprises and small enterprises	257	46
b) Total outstanding dues of creditors other than micro enterprises and small enterprises	2,298	1,518
ii) Others	11,688	15,141
b) Provisions	165	173
c) Deferred tax liabilities (Net)	1,546	2,474
d) Other non-current liabilities	3,373	3,976
	314,304	243,043
ii) Current liabilities		
a) Financial liabilities		
i) Borrowings	106,345	69,051
ii) Trade payables		
a) Total outstanding dues of micro enterprises and small enterprises	3,009	1,819
b) Total outstanding dues of creditors other than micro enterprises and small enterprises	14,309	18,687
iii) Other financial liabilities		
i) Capital creditors		
a) Total outstanding dues of micro enterprises and small enterprises	426	57
b) Total outstanding dues of creditors other than micro enterprises and small enterprises	3,872	2,360
ii) Others	54,619	19,505
b) Other current liabilities	139,346	166,924
c) Provisions	4,570	5,871
d) Current tax liabilities (net)	2,288	126
	328,784	284,400
TOTAL LIABILITIES (i+ii)	643,088	527,443
TOTAL EQUITY AND LIABILITIES (I+II)	1,864,100	1,569,057

SIGNED FOR IDENTIFICATION BY

(Signature)

S R B C & CO LLP
MUMBAI

Mumbai, May 16, 2023



For and on behalf of the Board

(Signature)

Vikas Oberoi
Chairman & Managing Director


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

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

Audited Consolidated Cash Flow Statement for the Year Ended March 31, 2023

(Rs. in Lakh)

Particulars	Year ended	
	31/03/2023	31/03/2022
	Audited	Audited
CASH FLOW FROM OPERATING ACTIVITIES:		
Profit before tax as per Statement of Profit and Loss	222,388	135,358
Adjustments for		
Depreciation and amortisation	3,975	3,978
Interest income (including fair value change in financial instruments)	(5,897)	(3,845)
Interest expenses (including fair value change in financial instruments)	16,905	8,603
Profit on sale of investments (net)	(3,424)	(1,710)
(Gain)/loss from foreign exchange fluctuation (net)	60	91
Loss on sale/discarding of investment properties (net)	1	4
Loss on sale/discarding of property, plant and equipments (net)	1	71
Share of profit of joint ventures	(22,041)	(23,960)
Sundry balances written back	(230)	(259)
Operating cash profit before working capital changes	211,738	118,331
Movement for working capital		
Increase/(decrease) in trade payables	676	(914)
Increase/(decrease) in other liabilities	(28,180)	120,822
Increase/(decrease) in financial liabilities	30,743	(950)
Increase/(decrease) in provisions	(1,391)	5,883
(Increase)/decrease in loans and advances	44,244	(72,169)
(Increase)/decrease in financial assets	(276)	(185)
(Increase)/decrease in trade receivables	(97,373)	340
(Increase)/decrease in inventories	(350,691)	(35,180)
Cash generated/(used) from operations	(190,510)	135,978
Direct taxes (paid)/refund (net)	(47,794)	(29,105)
Net cash inflow/(outflow) from operating activities	(A) (238,304)	106,873
CASH FLOW FROM INVESTING ACTIVITIES:		
(Acquisition)/(adjustments) of property, plant and equipments, investment properties, intangible assets/addition to capital work in progress (net)	(60,182)	(120,633)
Proceeds from sale of property, plant and equipment, investment properties, intangible assets	20	16
Interest received	1,377	634
Decrease/(increase) in loans and advances to/for joint ventures (net)	27,496	(6,289)
Decrease/(increase) in investment in joint ventures	159,429	(4,411)
Profit on sale of investments in mutual funds	3,424	1,710
(Increase)/decrease in other assets	(17,998)	(10,023)
Net cash inflow/(outflow) from investing activities	(B) 113,566	(138,996)
CASH FLOW FROM FINANCING ACTIVITIES:		
Proceeds from debentures	-	100,000
Repayment of debentures	-	(42,000)
Proceeds from short term unsecured borrowings	-	32,923
Repayment of short term unsecured borrowings	-	(40,556)
Proceeds from short term secured borrowings	98,775	98,146
Repayment of short term secured borrowings	(114,851)	(99,140)
Proceeds from long term secured borrowings	131,094	87,167
Repayment of long term secured borrowings	(6,852)	(6,075)
Interest paid (gross)	(26,374)	(16,283)
Dividend paid	(10,908)	-
Net cash inflow/(outflow) from financing activities	(C) 70,884	114,222

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OBEROI REALTY LIMITED

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 Mumbai – 400 063, India

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Audited Consolidated Cash Flow Statement for the Year Ended March 31, 2023

Particulars	(Rs. in Lakh)	
	Year ended	
	31/03/2023	31/03/2022
	Audited	Audited
Net increase/(decrease) in cash and cash equivalents	(A+B+C)	82,099
Add: cash and cash equivalents at the beginning of the year	100,812	18,713
Cash and cash equivalents at the end of the year	46,958	100,812
Reconciliation statement of cash and bank balance		
Cash and cash equivalents at the end of the year as per above	46,958	100,812
Add: Balance with bank in dividend/unclaimed dividend accounts	3	3
Add: Fixed deposits with banks, having remaining maturity for less than 12 months	29,132	12,393
Add: Fixed deposits with banks (lien marked)	7,610	6,350
Less: Short term liquid investments	(28,142)	(88,429)
Less: Fixed deposit with banks, having remaining maturity for more than 12 months	(4,269)	(1,814)
Cash and bank balance as per statement of assets and liabilities	51,292	29,315

For and on behalf of the Board


 Vikas Oberoi

Chairman & Managing Director

Mumbai, May 16, 2023

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 BY 
S R B C & CO LLP
MUMBAI



Independent Auditor's Report on the Quarterly and Year to date Audited Standalone Financial Results of the Company Pursuant to the Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To
The Board of Directors of
Oberoi Realty 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 Oberoi Realty Limited (the "Company") for the quarter and year ended March 31, 2023 ("Statement"), attached herewith, being submitted by the Company pursuant to the requirement of Regulations 33 and 52 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 profit and other comprehensive income and other financial information of the Company for the quarter and year ended March 31, 2023.

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.

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 profit and other comprehensive income 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 and 52 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.



SRBC & CO LLP

Chartered Accountants

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Other Matter

The Statement includes the results for the quarter ended March 31, 2023 being the balancing figures between the audited figures in respect of the full financial year ended March 31, 2023 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 & CO LLP
Chartered Accountants
ICAI Firm Registration Number: 324982E/E300003


per Vinayak Pujare
Partner
Membership No.: 101143



UDIN: 23101143BGYWML8208

Place: Mumbai
Date: May 16, 2023

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Audited Standalone Financial Results for the Quarter and Year Ended March 31, 2023

Sr. No.	Particulars	Quarter ended			Year ended	
		31/03/2023	31/12/2022	31/03/2022	31/03/2023	31/03/2022
		Audited (Refer note 2)	Unaudited	Audited (Refer note 2)	Audited	Audited
1	Income					
	a. Revenue from operations	53,258	37,402	23,827	142,007	101,248
	b. Other income	4,135	1,997	1,981	20,961	6,233
	Total income (a+b)	57,393	39,399	25,808	162,968	107,481
2	Expenses					
	a. Operating costs	423,802	14,050	36,784	454,303	94,121
	b. Changes in inventories	(397,329)	(8,261)	(24,342)	(407,723)	(52,979)
	c. Employee benefits expense	1,497	1,500	1,440	5,942	4,719
	d. Finance cost	4,146	1,887	1,834	9,764	2,904
	e. Depreciation and amortisation	641	674	632	2,608	2,613
	f. Other expenses	3,969	1,660	2,171	8,960	6,252
	Total expenses (a+b+c+d+e+f)	36,726	11,510	18,519	73,854	57,630
3	Profit before exceptional items and tax (1-2)	20,667	27,889	7,289	89,114	49,851
4	Exceptional item	-	-	-	-	-
5	Profit before tax (3+4)	20,667	27,889	7,289	89,114	49,851
6	Tax expense					
	a. Current tax	4,845	6,759	3,482	19,680	13,388
	b. Deferred tax	(56)	(2)	(1,696)	(901)	(1,725)
7	Net profit for the period (5-6)	15,878	21,132	5,503	70,335	38,188
8	Other comprehensive income					
	a. Items that will not be reclassified to profit or loss	(8)	(54)	50	(53)	74
	b. Income tax relating to items that will not be reclassified to profit or loss	2	13	(13)	13	(19)
9	Total comprehensive income for the period (7+8)	15,872	21,091	5,540	70,295	38,243
10	Paid-up equity share capital (Face value of Rs.10 each)	36,360	36,360	36,360	36,360	36,360
11	Paid up debt capital	288,503	224,581	171,583	288,503	171,583
12	Other equity				730,385	671,085
13	Net worth	766,746	751,159	707,445	766,746	707,445
14	Capital redemption reserve	5,710	5,710	5,710	5,710	5,710
15	Earnings per share (EPS)* (Face value of Rs.10 each)					
	a) Basic EPS	4.30	5.81	1.51	19.34	10.50
	b) Diluted EPS	4.30	5.81	1.51	19.34	10.50
16	Debt equity ratio	0.62	0.30	0.24	0.62	0.24
17	Debt service coverage ratio	0.54	6.11	0.19	1.69	0.34
18	Interest service coverage ratio	3.47	6.92	2.29	5.13	5.01
19	Current ratio	3.18	4.66	5.18	3.18	5.18
20	Long term debt to working capital ratio	0.40	0.32	0.29	0.40	0.29
21	Bad debts to Account receivable ratio	-	-	-	-	-
22	Current liability ratio	0.55	0.46	0.43	0.55	0.43
23	Total debts to total assets ratio	0.35	0.20	0.17	0.35	0.17
24	Debtors turnover^ (days)	3	8	12	13	11
25	Inventory turnover^ (days)	1,560	3,922	1,706	3,556	1,964
26	Operating margin (%)	40.03%	76.07%	32.62%	56.71%	48.53%
27	Net profit margin (%)	27.21%	53.63%	21.32%	43.16%	35.53%

* Not annualised, except year end Basic and Diluted EPS

^ Ratios for the quarter have been annualised.

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BY**

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MUMBAI**



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Notes:

- 1 The Audited Standalone Financial Results for the quarter and year ended March 31, 2023 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on May 16, 2023. The Statutory Auditors have expressed an unmodified audit opinion. The Standalone Financial Results are prepared in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013.
- 2 The figures of the last quarter are the balancing figures between the audited figures in respect of the full financial year and the unaudited published year to date figures up to the third quarter of the respective financial year.
- 3 The nature of the real estate business of the Company is such that the results of the quarter/year may not be representative of the profit/(loss) for the period.
- 4 The Board of Directors of the Company have recommended dividend of Rs.4 per share (40% of face value of equity shares) for the financial year 2022-23. The payment of dividend is subject to approval of the shareholders in the ensuing Annual General Meeting of the Company.
- 5 The listed, secured, redeemable, non-convertible debentures issued by the Company are secured by (i) pari passu mortgage of the unsold identified residential units in projects developed by a subsidiary company, (ii) pari passu charge on Receivables from certain identified residential units from the said projects, and the bank accounts into which such Receivables are deposited, and (iii) further secured by way of an irrevocable and unconditional corporate guarantee from the said subsidiary company. The security cover of atleast 1.5 times in respect of the said debentures has been maintained as on March 31, 2023 as per the terms of offer document and the Debenture Trust Deed.
- 6 The application filed by the Company under Section 245C of the Income tax Act in an earlier year, has been concluded in April 2023 and accordingly the Company has made additional provision of Rs 799.99 lakhs towards tax and interest thereon in the financial statements.
- 7 The Board of Directors of Oberoi Realty Limited at its board meeting held on August 9, 2022, approved the Scheme of Amalgamation of Oberoi Constructions Limited, Oberoi Mall Limited, Evenstar Hotels Private Limited and Incline Realty Private Limited (the wholly owned subsidiaries) with Oberoi Realty Limited pursuant to the provisions of Sections 230 to 232 and other applicable sections and provisions of the Companies Act, 2013. The said Scheme of Amalgamation, with an Appointed Date of April 1, 2022, is subject to the requisite approvals and sanction of the jurisdictional bench of National Company Law Tribunal ("NCLT") and subject to the approval of shareholders and/or creditors of the Company, Central Government, or such other competent authority as may be directed by the NCLT. The Company Scheme Petition filed has been admitted by the NCLT and is pending.
- 8 Formulae for computation of ratios are as follows:
 - a) Debt Equity Ratio = Debt/Equity (Debt = Non current borrowings + Current borrowings including current maturities of long term debt)
 - b) Debt Service Coverage Ratio = Earnings before interest and tax less interest income/(Interest Expense + Principal Repayments made during the period) (Interest expense includes interest capitalised to projects)
 - c) Interest Service Coverage Ratio = Earnings before interest and tax less interest income/Interest Expense
 - d) Current Ratio = Current Assets/Current Liabilities
 - e) Long term debt to working capital = Non-Current Borrowings (Including Current Maturities of Non-Current Borrowings)/Current Assets Less Current Liabilities (Excluding Current Maturities of Non-Current Borrowings)
 - f) Bad debts to Account receivable ratio = Bad Debts/Average Trade Receivables
 - g) Current liability ratio = Total Current Liabilities/Total Liabilities
 - h) Total debts to total assets = Total Debt/Total Assets
 - i) Debtors turnover = Average Trade Receivables/Total revenue from operations (For revenue from projects for sale, the billing during the period is considered).
 - j) Inventory turnover = Average Inventories/Cost of Goods Sold
 - k) Operating margin (%) = (Earnings before interest, tax and depreciation and amortisation - Other Income)/ Revenue from operations
 - l) Net profit margin (%) = Profit After Tax/Total income
- 9 Previous period figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current period's classification.



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10 Audited Standalone Segment wise Revenue, Results, Assets and Liabilities for quarter and year ended March 31, 2023:

(Rs. in Lakh)

Particulars	Quarter ended			Year ended	
	31/03/2023	31/12/2022	31/03/2022	31/03/2023	31/03/2022
	Audited (Refer note 2)	Unaudited	Audited (Refer note 2)	Audited	Audited
Segment Revenue					
(a) Real estate	48,648	33,212	21,545	126,320	94,053
(b) Hospitality	4,610	4,190	2,282	15,687	7,195
Total Segment Revenue	53,258	37,402	23,827	142,007	101,248
Less: Inter segment revenue	-	-	-	-	-
Net income from operations	53,258	37,402	23,827	142,007	101,248
Segment Results					
(Profit before unallocable income, interest and finance charges and tax)					
(a) Real estate	19,548	26,438	7,732	73,534	47,230
(b) Hospitality	1,971	1,448	444	5,660	712
Total Segment Results	21,519	27,886	8,176	79,194	47,942
Add/(Less):					
i) Interest and finance charges	(4,146)	(1,887)	(1,834)	(9,764)	(2,904)
ii) Unallocable income net of Unallocable Expenditure	3,294	1,890	947	19,684	4,813
Profit before tax	20,667	27,889	7,289	89,114	49,851
Segment Assets					
(a) Real estate	1,256,740	985,985	892,548	1,256,740	892,548
(b) Hospitality	19,747	22,143	19,145	19,747	19,145
Total segment assets	1,276,487	1,008,128	911,693	1,276,487	911,693
Add: Unallocated assets (1)	78,776	88,880	113,086	78,776	113,086
Total Assets	1,355,263	1,097,008	1,024,779	1,355,263	1,024,779
Segment Liabilities					
(a) Real estate	583,386	338,446	312,753	583,386	312,753
(b) Hospitality	4,162	4,825	4,164	4,162	4,164
Total segment liability	587,548	343,271	316,917	587,548	316,917
Add: Unallocated liabilities (2)	970	2,579	417	970	417
Total Liabilities	588,518	345,850	317,334	588,518	317,334

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

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

For and on behalf of the Board


 Vikas Oberoi
 Chairman & Managing Director


Mumbai, May 16, 2023



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Audited Standalone Statement of Assets and Liabilities as at March 31, 2023

(Rs. in Lakh)

Particulars	As at 31/03/2023	As at 31/03/2022
	Audited	Audited
ASSETS		
I) Non-current assets		
a) Property, plant and equipment	18,862	19,045
b) Capital work in progress	171,883	118,929
c) Investment properties	50,103	51,686
d) Intangible assets	210	237
e) Intangible assets under development	-	13
f) Financial assets		
i) Investments	50,933	68,742
ii) Other financial assets	2,224	561
g) Deferred tax assets (net)	417	-
h) Other non-current assets	41,293	55,084
	335,925	314,297
II) Current assets		
a) Inventories	657,653	249,930
b) Financial assets		
i) Investments	15,230	33,960
ii) Trade receivables	1,132	5,683
iii) Cash and cash equivalents	7,614	5,222
iv) Bank balances other than (iii) above	25,353	14,657
v) Loans	272,021	364,398
vi) Other financial assets	477	341
c) Current tax assets (net)	755	1,406
d) Other current assets	39,103	34,885
	1,019,338	710,482
TOTAL ASSETS (I+II)	1,355,263	1,024,779
EQUITY AND LIABILITIES		
I) Equity		
a) Equity share capital	36,360	36,360
b) Other equity	730,385	671,085
	766,745	707,445
II) Liabilities		
i) Non-current liabilities		
a) Financial liabilities		
i) Borrowings	255,700	166,211
ii) Trade payables		
a) Total outstanding dues of micro enterprises and small enterprises	246	32
b) Total outstanding dues of creditors other than micro enterprises and small enterprises	1,007	432
iii) Other financial liabilities		
i) Capital Creditors		
a) Total outstanding dues of micro enterprises and small enterprises	67	37
b) Total outstanding dues of creditors other than micro enterprises and small enterprises	1,035	1,009
ii) Others	7,649	9,912
b) Provisions	107	107
c) Deferred tax liabilities (net)	-	411
d) Other non-current liabilities	1,657	2,089
	267,468	180,240
ii) Current liabilities		
a) Financial liabilities		
i) Borrowings	218,490	5,372
ii) Trade payables		
a) Total outstanding dues of micro enterprises and small enterprises	1,067	455
b) Total outstanding dues of creditors other than micro enterprises and small enterprises	4,884	6,260
iii) Other financial liabilities		
i) Capital Creditors		
a) Total outstanding dues of micro enterprises and small enterprises	277	38
b) Total outstanding dues of creditors other than micro enterprises and small enterprises	3,284	1,434
ii) Others	24,995	10,681
b) Other current liabilities	62,778	107,001
c) Provisions	4,470	5,842
d) Current tax liabilities (net)	805	11
	321,050	137,094
TOTAL LIABILITIES (i+ii)	588,518	317,334
TOTAL EQUITY AND LIABILITIES (I+II)	1,355,263	1,024,779

SIGNED FOR IDENTIFICATION BY

S R B C & CO LLP
MUMBAI

Mumbai, May 16, 2023



For and on behalf of the Board

Vikas Oberoi
Chairman & Managing Director

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Audited Standalone Cash Flow Statement for the Year Ended March 31, 2023

Particulars	(Rs. in Lakh)	
	Year ended	
	31/03/2023	31/03/2022
	Audited	Audited
CASH FLOW FROM OPERATING ACTIVITIES:		
Profit before tax as per Statement of Profit and Loss	89,114	49,851
Adjustments for		
Depreciation and amortisation	2,608	2,613
Interest income (including fair value change in financial instruments)	(6,313)	(5,067)
Interest expenses (including fair value change in financial instruments)	9,764	2,904
Dividend income	(10,908)	-
Profit on sale of investments (net)	(1,669)	(1,038)
(Gain)/loss from foreign exchange fluctuation (net)	47	41
(Gain)/loss on sale/discarding of property, plant and equipment (net)	(4)	45
Share of profit from investment in partnership firm	(1,918)	-
Sundry balances written off/(back)	(147)	(108)
Operating cash profit before working capital changes	80,574	49,241
Movement for working capital		
Increase/(decrease) in trade payables	127	(3,670)
Increase/(decrease) in other liabilities	(44,657)	90,478
Increase/(decrease) in financial liabilities	11,846	593
Increase/(decrease) in provisions	(1,424)	5,847
(Increase)/decrease in loans and advances	9,357	(7,980)
(Increase)/decrease in financial assets	(136)	214
(Increase)/decrease in trade receivables	4,551	153
(Increase)/decrease in inventories	(407,717)	(50,429)
Cash generated/(used) from operations	(347,479)	84,447
Direct taxes (paid)/refund (net)	(18,235)	(14,474)
Net cash inflow/(outflow) from operating activities (A)	(365,714)	69,973
CASH FLOW FROM INVESTING ACTIVITIES:		
(Acquisition)/(adjustments) of property, plant and equipments, investment properties, intangible assets/addition to capital work in progress (net)	(43,147)	(81,691)
Proceeds from sale of property, plant and equipment, investment properties, intangible assets	15	15
Interest received	870	410
Dividend received	10,908	-
Decrease/(increase) in loans and advances to/for subsidiaries/joint ventures (net)	99,086	(25,573)
Profit on sale of investments in mutual funds	19,478	(2,358)
(Increase)/decrease in other assets	(12,360)	(12,291)
Net cash inflow/(outflow) from investing activities (B)	74,850	(121,488)
CASH FLOW FROM FINANCING ACTIVITIES:		
Proceeds from debentures	-	100,000
Repayment of debentures	-	(42,000)
Proceeds from short term secured borrowings	41,971	16,648
Repayment of short term secured borrowings	(30,176)	(19,997)
Proceeds from long term secured borrowings	126,094	63,967
Proceeds from short term unsecured borrowings	170,709	42,379
Repayment of short term unsecured borrowings	(6,537)	(68,470)
Dividend paid	(16,628)	(7,095)
Dividend paid	(10,908)	-
Net cash inflow/(outflow) from financing activities (C)	274,525	85,432

SIGNED FOR IDENTIFICATION
BY

S R B C & CO LLP
MUMBAI



[Handwritten Signature]

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

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

Audited Standalone Cash Flow Statement for the Year Ended March 31, 2023

Particulars	(Rs. in Lakh)	
	Year ended	
	31/03/2023	31/03/2022
	Audited	Audited
Net increase/(decrease) in cash and cash equivalents	(A+B+C) (16,339)	33,917
Add: cash and cash equivalents at the beginning of the year	39,183	5,266
Cash and cash equivalents at the end of the year	22,844	39,183
 Reconciliation statement of cash and bank balances		
Cash and cash equivalents at the end of the year as per above	22,844	39,183
Add: Balance with bank in dividend/unclaimed dividend accounts	3	3
Add: Fixed deposits with banks, having remaining maturity for less than 12 months	26,446	12,087
Add: Fixed deposits with banks (lien marked)	1,128	3,127
Less: Short term liquid investments	(15,230)	(33,960)
Less: Fixed deposit with banks, having remaining maturity for more than 12 months	(2,224)	(561)
Cash and bank balance as per statement of assets and liabilities	32,967	19,879

For and on behalf of the Board


Vikas Oberoi
 Chairman & Managing Director

Mumbai, May 16, 2023

SIGNED FOR IDENTIFICATION
 BY 
S R B C & CO LLP
MUMBAI



Annexure


Initial Disclosure to be made by an entity identified as a Large Corporate

Sr. No.	Particulars	Details
1	Name of the company	Oberoi Realty Limited
2	CIN	L45200MH1998PLC114818
3	Outstanding borrowing [@] of company as on March 31, 2023	Rs. 2,951.29 Crore ^{\$}
4	Highest credit rating during the previous FY (i.e. FY2023) along with name of the Credit Rating Agency	CARE AA+; Stable. CARE Ratings Limited
5	Name of stock exchange in which the fine shall be paid, in case of shortfall in the required borrowing under the framework	BSE Limited

We confirm that we are a Large Corporate as per the applicability criteria given under Chapter XII of SEBI Operational circular dated August 10, 2021.



Bhaskar Kshirsagar
Company Secretary
+91 22 66773487



Saumil Daru
Director – Finance cum Chief Financial Officer
+91 22 66773370

April 27, 2023

Note:

@ Outstanding borrowing refers to borrowing with original maturity of more than 1 year, but excludes inter-corporate borrowing between a parent and subsidiary, and borrowing repayable on demand.

\$ excludes accrued interest.


Annual Disclosure to be made by an entity identified as a Large Corporate

1. Name of the Company : Oberoi Realty Limited
 2. CIN : L45200MH1998PLC114818
 3. Report filed for FY : 2023
 4. Details of the current block

S. No.	Particulars	Details
1	3-year block period	FY2023, 2024, 2025
2	Incremental borrowing [@] done in FY2023 (a)	Rs. 1,278.12 Crore ^{\$}
3	Mandatory borrowing to be done through debt securities in FY2023 (b) = (25% of a)	Rs. 319.53 Crore
4	Actual borrowings done through debt securities in FY2023 (c)	Nil
5	Shortfall/ (Excess) in the borrowing through debt securities, if any, for FY2022 carried forward to FY2023 (d)	Rs. (283.46) Crore
6	Quantum of (d), which has been met from (c) (e)	N.A.
7	Shortfall, if any, in the mandatory borrowing through debt securities for FY2023 {after adjusting for any shortfall in borrowing for FY2022 which was carried forward to FY2023} (f) = (b)-[(c)-(e)] {If the calculated value is zero or negative, write "nil"}	Rs. 36.08 Crore

5. Details of penalty to be paid, if any, in respect to previous block:

S. No.	Particulars	Details
1	3-year block period	FY2021, 2022, 2023
2	Amount of fine to be paid for the block, if applicable Fine = 0.2% of {(d)-(e)}	N.A.



Bhaskar Kshirsagar
Company Secretary
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Saumil Daru
Director – Finance cum Chief Financial Officer
+91 22 66773370

May 4, 2023

Note:

@ Incremental borrowing refers to net borrowing done during the financial year of original maturity of more than 1 year, but excludes inter-corporate borrowing between a parent and subsidiary, and borrowing repayable on demand.
 \$ excludes accrued interest.