

July 26, 2023

<b>BSE Limited</b> Corporate Services, Piroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400 001 Listing: <a href="http://listing.bseindia.com">http://listing.bseindia.com</a>	<b>National Stock Exchange of India Limited</b> Exchange Plaza, Bandra Kurla Complex, Bandra (East), Mumbai 400051 Listing: <a href="https://neaps.nseindia.com/NEWLISTINGCORP/">https://neaps.nseindia.com/NEWLISTINGCORP/</a>
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Re:

Security	BSE	NSE	ISIN
Equity Shares	532313	MAHLIFE	INE813A01018

Dear Sirs / Madam,

**Sub: Outcome of Board Meeting held on July 26, 2023**

Pursuant to the provisions of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirement) Regulations, 2015 ["SEBI LODR"], we wish to inform you that the Board of Directors at its meeting held today, July 26, 2023, from 10:30 am to 01:30 pm, inter alia, has approved unaudited standalone and consolidated Financial Results for the 1<sup>st</sup> Quarter ended on June 30, 2023;

Accordingly, we are enclosing following:

- a) A copy of unaudited standalone and consolidated Financial Results for the 1<sup>st</sup> Quarter ended on June 30, 2023;
- b) Limited Review Report on standalone and the consolidated financial Results of the Company for the 1<sup>st</sup> Quarter ended on June 30, 2023, issued by Statutory Auditors, M/s. Deloitte Haskins & Sells LLP;

c) A copy of the press release for Q1 FY24. The press release is self – explanatory. The press release will also be disclosed on the website of the Company <http://www.mahindralifespaces.com>.

The results will be available on the website of Stock Exchanges on the link [www.nseindia.com](http://www.nseindia.com) and [www.bseindia.com](http://www.bseindia.com) and on the website of the Company <https://www.mahindralifespaces.com/>.

Kindly take note of the above.

Thanking you,

**Yours faithfully,**  
**For Mahindra Lifespace Developers Limited**

**Ankit Shah**  
**Compliance Officer**  
**ACS-26552**



## INDEPENDENT AUDITOR'S REVIEW REPORT ON REVIEW OF INTERIM STANDALONE FINANCIAL RESULTS

### TO THE BOARD OF DIRECTORS OF MAHINDRA LIFESPACE DEVELOPERS LIMITED

1. We have reviewed the accompanying Statement of Standalone Unaudited Financial Results of **MAHINDRA LIFESPACE DEVELOPERS LIMITED** ("the Company"), for the quarter ended June 30, 2023 ("the Statement"), being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
2. This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity', issued by the Institute of Chartered Accountants of India (ICAI). A review of interim financial information consists of making inquiries, primarily of the Company's personnel responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing specified under section 143(10) of the Companies Act, 2013 and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. Based on our review conducted as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For **DELOITTE HASKINS & SELLS LLP**  
Chartered Accountants  
(Firm's Registration No. 117366W/W-100018)



Place: MUMBAI  
Date: July 26, 2023

**Ketan Vora**  
Partner  
Membership No. 100459  
UDIN: 23100459BGXJJP2336

**Mahindra Lifespace Developers Limited**  
**CIN - L45200MH1999PLC118949**  
**Tel.: 022-67478600 Website: www.mahindralifespaces.com**  
Registered Office :- Mahindra Towers, 5th Floor, Worli, Mumbai - 400018  
**Statement of Standalone Unaudited Financial Results For The Quarter Ended 30th June, 2023**

(Rs. in lakhs)

Particulars	Quarter Ended			Year Ended
	30.06.2023 Unaudited	31.03.2023 Unaudited (Refer Note 2)	30.06.2022 Unaudited	31.03.2023 Audited
1 Revenue from operations	665	24,979	1,065	47,191
2 Other income	1,280	6,894	6,152	15,621
3 Total income (1+2)	1,945	31,873	7,217	62,812
4 Expenses:				
a) Cost of sales				
- Construction expenses incurred	12,790	14,679	33,991	1,16,186
- Changes in inventories of work-in-progress and finished goods	(11,540)	5,992	(33,201)	(75,808)
- Operating expenses	12	586	13	1,146
b) Employee benefits expense	1,952	1,668	1,853	6,922
c) Finance costs	385	297	94	851
d) Depreciation and amortization expenses	231	214	233	966
e) Other expenses	1,912	4,683	1,648	9,930
Total expenses	5,742	28,119	4,631	60,193
5 Profit / (loss) before exceptional items and tax (3-4)	(3,797)	3,754	2,586	2,619
6 Exceptional items (Refer note 5)	2,291	-	5,764	12,437
7 Profit / (loss) before tax after exceptional items (5+6)	(1,506)	3,754	8,350	15,056
8 Tax expense/(credit):				
a) Current tax	-	-	-	-
b) Deferred tax	(957)	286	687	(69)
9 Profit / (loss) after tax (7-8)	(549)	3,468	7,663	15,125
10 Other comprehensive income				
Items that will not be reclassified to profit or loss				
- Remeasurements of the defined benefit liabilities (net of taxes)	-	1	-	1
11 Total comprehensive income / (loss) (9+10)	(549)	3,469	7,663	15,126
12 Paid-up equity share capital (Face value of Rs.10/- each)	15,493	15,467	15,453	15,467
13 Other equity (excluding revaluation reserves) as at balance sheet date				1,45,809
14 Earnings per equity share (Face value of Rs. 10/- each) (Rs.)*				
a) Basic	(0.35)	2.24	4.96	9.78
b) Diluted	(0.35)	2.24	4.93	9.77

\* Basic and Diluted EPS for all periods, except year ended 31.03.2023 are not annualised.



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Reporting of segment wise revenue, results & segment assets / liabilities

(Rs. in lakhs)

Particulars	Quarter Ended			Year Ended
	30.06.2023 Unaudited	31.03.2023 Unaudited (Refer Note 2)	30.06.2022 Unaudited	31.03.2023 Audited
<b>1 Segment revenue (Revenue from operations)</b>				
a) Projects, project management and development	568	24,882	868	46,530
b) Operating of commercial complexes	97	97	197	661
<b>Total</b>	<b>665</b>	<b>24,979</b>	<b>1,065</b>	<b>47,191</b>
<b>2 Segment results</b>				
a) Projects, project management and development	(1,119)	1,966	(1)	1,886
b) Operating of commercial complexes	-	18	125	391
<b>Total segment results</b>	<b>(1,119)</b>	<b>1,984</b>	<b>124</b>	<b>2,277</b>
Less : Other unallocable (income) / expenditure (net) excluding interest below (Includes exceptional item)	2	(2,067)	(8,320)	(13,630)
Less : Unallocable interest	385	297	94	851
<b>Total profit / (loss) before tax</b>	<b>(1,506)</b>	<b>3,754</b>	<b>8,350</b>	<b>15,056</b>
<b>3 Segment assets</b>				
a) Projects, project management and development	2,81,386	2,70,250	2,14,550	2,70,250
b) Operating of commercial complexes	2,005	2,016	2,443	2,016
<b>Total segment assets</b>	<b>2,83,391</b>	<b>2,72,266</b>	<b>2,16,993</b>	<b>2,72,266</b>
c) Unallocated corporate assets	43,896	43,315	44,075	43,315
<b>Total assets</b>	<b>3,27,287</b>	<b>3,15,581</b>	<b>2,61,068</b>	<b>3,15,581</b>
<b>4 Segment liabilities</b>				
a) Projects, project management and development	1,59,042	1,46,443	96,347	1,46,443
b) Operating of commercial complexes	201	173	714	173
<b>Total segment liabilities</b>	<b>1,59,243</b>	<b>1,46,616</b>	<b>97,061</b>	<b>1,46,616</b>
c) Unallocated corporate liabilities	7,060	7,689	7,146	7,689
<b>Total liabilities</b>	<b>1,66,303</b>	<b>1,54,305</b>	<b>1,04,207</b>	<b>1,54,305</b>

Notes:

- The above results have been reviewed by the Audit Committee and approved by the Board of Directors of the Company at their meeting held on July 26, 2023. The unaudited financial results for the quarter ended June 30, 2023 have been subjected to limited review by the statutory auditors.
- The figures for the quarter ended March 31, 2023 are the balancing figures between the audited figures for the financial year ended March 31, 2023 and the unaudited year to date figures upto the third quarter of the previous financial year.
- The standalone financial results of the Company have been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013 read with the relevant rules issued thereunder and the other accounting principles generally accepted in India.
- During the quarter ended June 30, 2023, pursuant to exercise of stock options by eligible employees under ESOS, the paid up equity share capital has gone up by Rs 26.18 lakhs due to allotment of 2,61,822 shares.
- Mahindra Homes Private Limited (MHPL), a Joint Venture of the Company, is executing residential projects at NCR. The Tower B project of Luminare had a successful launch and during the quarter ended June 30, 2023 there were increase in sales velocity and prices. Pursuant to above, the Company has evaluated the carrying value of its investment and on the basis of estimated Net Present Value of forecasted cash flows expected to be generated by MHPL, reversed an impairment loss of Rs. 2,291 Lakhs.
- Given the nature of the activities being carried out by the Company, the financial results for the quarter/period is not representative of the operations for the year.
- As per Ind AS 108 'Operating Segment', the Company has reported Segment Information for below segments :
  - Projects, Project Management and Development
  - Operating of Commercial Complexes
 For the purpose of this, the Managing Director is the Chief Operating Decision Maker.
- Previous period / year figures have been regrouped wherever found necessary, to conform to current period / year classification.



For and on behalf of the Board

Amit Kumar Sinha  
Managing Director & CEO  
DIN: 09127387



Place: Mumbai  
Dated : 26th July, 2023

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

### TO THE BOARD OF DIRECTORS OF MAHINDRA LIFESPACE DEVELOPERS LIMITED

1. We have reviewed the accompanying Statement of Consolidated Unaudited Financial Results of **MAHINDRA LIFESPACE DEVELOPERS LIMITED** ("the Parent") and its subsidiaries (the Parent and its subsidiaries together referred to as "the Group"), and its share of the net profit after tax and total comprehensive income of its associates and joint ventures for the quarter ended June 30, 2023 ("the Statement") being submitted by the Parent pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
2. This Statement, which is the responsibility of the Parent's Management and approved by the Parent's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India (ICAI). A review of interim financial information consists of making inquiries, primarily of Parent's personnel responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing specified under Section 143(10) of the Companies Act, 2013 and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33(8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, to the extent applicable.

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

Name of the Entity	Relationship
Mahindra Lifespace Developers Limited	Parent Company
Anthurium Developers Limited	Subsidiary Company
Industrial Township (Maharashtra) Limited	Subsidiary Company
Knowledge Township Limited	Subsidiary Company
Mahindra Infrastructure Developers Limited	Subsidiary Company
Mahindra World City (Maharashtra) Limited	Subsidiary Company
Mahindra Water Utilities Limited	Subsidiary Company
Rathna Bhoomi Enterprises Private Limited	Subsidiary Company



Moonshine Construction Private Limited	Subsidiary Company
Deep Mangal Developers Private Limited	Subsidiary Company
Mahindra Bloomdale Developers Limited	Subsidiary Company
Mahindra Happinest Developers Limited	Joint Venture
Mahindra Industrial Park Private Limited	Joint Venture
Mahindra World City (Jaipur) Limited	Joint Venture
Mahindra Homes Private Limited	Joint Venture
Mahindra Inframan Water Utilities Private Limited	Joint Venture
Mahindra World City Developers Limited	Joint Venture
Mahindra Industrial Park Chennai Limited	Joint Venture
Mahindra Construction Company Limited	Associate
Mahindra Knowledge Park Mohali Limited	Associate
AMIP Industrial Parks Private Limited	Associate

5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of other auditors referred to in paragraph 7 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.
6. We did not review the interim financial information/financial results of 1 subsidiary included in the Statement, whose interim financial information/ financial results reflect total revenues of Rs. 8,496.05 lakhs for the quarter ended June 30, 2023, total net loss after tax of Rs. (137.18) lakhs for the quarter ended June 30, 2023, total comprehensive loss of Rs. (137.18) lakhs for the quarter ended June 30, 2023, as considered in the Statement. The Statement also includes the Group's share of profit after tax of Rs. 337.69 lakhs for the quarter ended June 30, 2023 and total comprehensive income of Rs. 337.69 lakhs for the quarter ended June 30, 2023 as considered in the Statement, in respect of 2 joint ventures, whose interim financial information/ financial results have not been reviewed by us. These interim financial information/ financial results have been reviewed by other auditors whose reports have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these subsidiary and joint ventures, is based solely on the reports of the other auditors and the procedures performed by us as stated in paragraph 3 above.
- Our conclusion on the Statement is not modified in respect of these matters.
7. The Statement includes the interim financial information/financial results of 8 subsidiaries which have not been reviewed by their auditors, whose interim financial information/financial results reflect total revenue of Rs. Nil lakhs for the quarter ended June 30, 2023, total profit after tax of Rs. 28.79 lakhs for the quarter ended June 30, 2023, total comprehensive income of Rs. 28.79 lakhs for the quarter ended June 30, 2023 as considered in the Statement. The Statement also includes the Group's share of loss after tax of Rs. (351.42) Lakhs for the quarter ended June 30, 2023 and total comprehensive loss of Rs. (351.42) Lakhs for the quarter ended June 30, 2023 as considered in the Statement, in respect of 3 associates and 2 joint ventures, based on their interim financial information/ financial results which have



**Deloitte  
Haskins & Sells LLP**

not been reviewed by their auditors. According to the information and explanations given to us by the Management, these interim financial information are not material to the Group.

Our Conclusion on the Statement is not modified in respect of our reliance on the interim financial information certified by the Management.

For **DELOITTE HASKINS & SELLS LLP**  
Chartered Accountants  
(Firm's Registration No. 117366W/W-100018)



A handwritten signature in blue ink that reads "Ketan Vora".

**Ketan Vora**  
Partner  
Membership No. 100459  
UDIN: 23100459BGXJJQ9875

Place: Mumbai  
Date: July 26, 2023



**Mahindra Lifespace Developers Limited**  
**CIN - L45200MH1999PLC118949**  
**Tel.: 022-67478600 Website: www.mahindralifespaces.com**  
Registered Office :- Mahindra Towers, 5th Floor, Worli, Mumbai - 400018  
**Statement of Consolidated Unaudited Financial Results for the Quarter ended 30th June, 2023**

(Rs. in Lakhs)

	Particulars	Quarter Ended			Year Ended
		30.06.2023 Unaudited	31.03.2023 Unaudited (Refer Note 2)	30.06.2022 Unaudited	31.03.2023 Audited
1	Revenue from operations	9,804	25,537	9,455	60,661
2	Other income	1,201	1,489	2,279	5,295
3	<b>Total income (1+2)</b>	<b>11,005</b>	<b>27,026</b>	<b>11,734</b>	<b>65,956</b>
4	<b>Expenses:</b>				
a)	Cost of sales				
-	Construction expenses incurred	14,049	16,820	36,647	1,15,668
-	Changes in inventories of work-in-progress and finished goods	(4,490)	3,736	(28,417)	(65,566)
-	Operating expenses	87	586	48	1,276
b)	Employee benefits expense	2,139	1,834	2,128	7,917
c)	Finance costs	421	336	177	1,091
d)	Depreciation and amortization expenses	298	310	244	1,220
e)	Other expenses	2,330	5,298	2,245	12,377
	<b>Total expenses</b>	<b>14,834</b>	<b>28,920</b>	<b>13,072</b>	<b>73,983</b>
5	<b>Loss before exceptional items, share of profit / (loss) of associates, joint ventures and tax (3-4)</b>	<b>(3,829)</b>	<b>(1,894)</b>	<b>(1,338)</b>	<b>(8,027)</b>
6	Exceptional items	-	-	3,382	6,780
7	<b>Profit / (loss) before share of profit / (loss) of associates, joint ventures and tax (5+6)</b>	<b>(3,829)</b>	<b>(1,894)</b>	<b>2,044</b>	<b>(1,247)</b>
8	Share of profit of joint ventures and associates	2,467	2,286	6,282	11,813
9	<b>Profit / (loss) before tax (7+8)</b>	<b>(1,362)</b>	<b>392</b>	<b>8,326</b>	<b>10,566</b>
10	<b>Tax expense/(credit):</b>				
a)	Current tax	81	75	86	353
b)	Deferred tax	(1,016)	263	670	(70)
11	<b>Profit / (loss) after tax (9-10)</b>	<b>(427)</b>	<b>54</b>	<b>7,570</b>	<b>10,283</b>
12	Other comprehensive Income Items that will not be reclassified to profit or loss - Remeasurements of the defined benefit liabilities (net of taxes)	-	2	-	2
13	<b>Total comprehensive income / (loss) (11+12)</b>	<b>(427)</b>	<b>56</b>	<b>7,570</b>	<b>10,285</b>
	Attributable to:				
	Owners of the parent	(429)	55	7,541	10,143
	Non controlling interest	2	1	29	142
14	<b>Of the total comprehensive income / (loss) above, Profit / (loss) for the period attributable to:</b>				
	Owners of the parent	(429)	53	7,541	10,141
	Non controlling interest	2	1	29	142
15	<b>Of the total comprehensive income / (loss) above, Other comprehensive income / (loss) attributable to:</b>				
	Owners of the parent	-	2	-	2
	Non controlling interest	-	-	-	-
16	Paid-up equity share capital (Face value of Rs.10/- each)	15,493	15,467	15,453	15,467
17	Other equity (excluding revaluation reserves) as at balance sheet date				1,65,110
18	Debenture redemption reserve				5,478
19	Capital redemption reserve				5,840
20	Earning per share (Face value of Rs. 10/- each) (Rs.)*				
a)	Basic	(0.28)	0.03	4.88	6.56
b)	Diluted	(0.28)	0.03	4.85	6.55

\* Basic and Diluted EPS for all periods, except year ended 31.03.2023, are not annualised.



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Reporting of segment wise revenue, results & segment assets / liabilities				(Rs. in Lakhs)	
Particulars	Quarter Ended			Year Ended	
	30.06.2023 Unaudited	31.03.2023 Unaudited (Refer Note 2)	30.06.2022 Unaudited	31.03.2023 Audited	
<b>1 Segment revenue (Revenue from operations)</b>					
a) Projects, project management and development	9,707	25,440	9,258	60,000	
b) Operating of commercial complexes	97	97	197	661	
<b>Total</b>	<b>9,804</b>	<b>25,537</b>	<b>9,455</b>	<b>60,661</b>	
<b>2 Segment results</b>					
a) Projects, project management and development	1,567	4,636	6,483	14,945	
b) Operating of commercial complexes	-	18	125	391	
<b>Total segment results</b>	<b>1,567</b>	<b>4,654</b>	<b>6,608</b>	<b>15,336</b>	
Less : Other unallocable (income) / expenditure (net) excluding interest below (Includes exceptional item)	2,508	3,926	(1,895)	3,679	
Less : Unallocable interest	421	336	177	1,091	
<b>Total profit / (loss) before tax</b>	<b>(1,362)</b>	<b>392</b>	<b>8,326</b>	<b>10,566</b>	
<b>3 Segment assets</b>					
a) Projects, project management and development	3,19,187	3,17,881	2,95,280	3,17,881	
b) Operating of commercial complexes	2,005	2,016	2,443	2,016	
<b>Total segment assets</b>	<b>3,21,192</b>	<b>3,19,897</b>	<b>2,97,723</b>	<b>3,19,897</b>	
c) Unallocated corporate assets	43,897	41,176	30,632	41,176	
<b>Total assets</b>	<b>3,65,089</b>	<b>3,61,073</b>	<b>3,28,355</b>	<b>3,61,073</b>	
<b>4 Segment liabilities</b>					
a) Projects, project management and development	1,77,403	1,72,616	1,29,105	1,72,616	
b) Operating of commercial complexes	201	173	714	173	
<b>Total segment liabilities</b>	<b>1,77,604</b>	<b>1,72,789</b>	<b>1,29,819</b>	<b>1,72,789</b>	
c) Unallocated corporate liabilities	7,061	7,691	7,147	7,691	
<b>Total liabilities</b>	<b>1,84,665</b>	<b>1,80,480</b>	<b>1,36,966</b>	<b>1,80,480</b>	

**Notes:**

- The above results have been reviewed by the Audit Committee and approved by the Board of Directors of the Parent company at their meeting held on July 26, 2023. The unaudited consolidated financial results for the quarter ended June 30, 2023 have been subjected to limited review by the statutory auditors.
- The figures for the quarter ended March 31, 2023 are the balancing figures between the audited figures for the financial year ended March 31, 2023 and the unaudited year to date figures upto the third quarter of the previous financial year.
- These results include the result of subsidiaries viz. (i) Mahindra Infrastructure Developers Ltd (ii) Mahindra World City (Maharashtra) Ltd (iii) Knowledge Township Ltd (iv) Mahindra Bloomdale Developers Ltd (v) Industrial Township (Maharashtra) Ltd (vi) Anthurium Developers Ltd (vii) Mahindra Water Utilities Ltd (viii) Deepmangal Developers Private Ltd (ix) Mahindra Integrated Township Ltd (upto December 30, 2022), (x) Mahindra Residential Developers Ltd (upto December 30, 2022) (xi) Moonshine Construction Private Ltd (xii) Rathna Bhoomi Enterprises Private Ltd consolidated using line by line consolidation method under Ind AS.  
  
These results also include the result of joint venture entities and associates viz. (i) Mahindra World City Developers Ltd (ii) Mahindra World City (Jaipur) Ltd (iii) Mahindra Industrial Park Private Limited (iv) Mahindra Industrial Park Chennai Limited (v) Mahindra Homes Private Limited (vi) Mahindra Happinest Developers Ltd (vii) Mahindra Knowledge Park Mohali Limited (viii) Mahindra Inframan Water Utilities Private Limited (ix) AMIP Industrial Parks Private Limited (x) Mahindra Construction Company Limited Consolidated as per equity accounting under Ind AS 28.
- The consolidated financial results of the Company have been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013 read with the relevant rules issued thereunder and the other accounting principles generally accepted in India.



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- 5 During the quarter ended June 30, 2023, pursuant to exercise of stock options by eligible employees under ESOS, the paid up equity share capital has gone up by Rs 26.18 lakhs due to allotment of 2,61,822 shares.
- 6 Given the nature of the activities being carried out by the company, the financial results for the quarter/period is not representative of the operations for the year.
- 7 As per Ind AS 108 'Operating Segment', the group has reported Segment Information for below segments :  
a. Projects, Project Management and Development  
b. Operating of Commercial Complexes  
For the purpose of this, the Managing Director is the Chief Operating Decision Maker.
- 8 The Standalone Financial results for the quarter ended June 30, 2023 are summarized below and detailed financial report is also available on the Stock Exchange website, www.nseindia.com, www.bseindia.com and Company's website www.mahindralifespaces.com.

Particulars	Quarter Ended			(Rs.in Lakhs)
	30.06.2023 Unaudited	31.03.2023 Unaudited (Refer Note 2)	30.06.2022 Unaudited	Year Ended 31.03.2023 Audited
Total Income (Including Other Income)	1,945	31,873	7,217	62,812
Profit/(Loss) before tax after exceptional items	(1,506)	3,754	8,350	15,056
Profit/(Loss) after tax	(549)	3,468	7,663	15,125

- 9 Previous period / year figures have been regrouped wherever found necessary, to conform to current period / year classification.

Place: Mumbai  
Dated : 26th July, 2023



For and on behalf of the Board

*[Handwritten Signature]*  
Amit Kumar Sinha  
Managing Director & CEO  
DIN: 09127387



*[Handwritten mark]*