



3P LAND HOLDINGS LIMITED

Registered Office

JWP:13

13th May, 2023

The Manager,
Listing Department,
BSE Limited,
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai - 400 001.

Scrip Code: 516092

The Manager,
Listing Department,
National Stock Exchange of India Ltd.,
Exchange Plaza, 5th Floor,
Plot No. C/1, G Block,
Bandra Kurla Complex,
Bandra (E),
Mumbai - 400 051.
Scrip Code: 3PLAND

Dear Sir/Madam,

Sub: Outcome of Board Meeting

Pursuant to Regulation 30 and 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we have enclosed the following statements for the quarter and year ended 31st March, 2023, which were approved and taken on record by the Board of Directors at their meeting held on 13th May, 2023.

- Statement of Standalone and Consolidated Audited Financial Results for the quarter and year ended 31st March, 2023 along with the Auditors Report and declaration pursuant to Regulation 33(3)(d) as amended by the SEBI (Listing Obligations and Disclosure Requirements) (Amendment) Regulations, 2016.
- Statement of Assets and Liabilities for the period ended 31st March, 2023.
- No dividend was recommended by the Board of Directors for the year 2022-2023.
- The Date of ensuing 58th Annual General Meeting of the Company and Book Closure Date will be informed separately.
- On the recommendation of Nomination and Remuneration Committee of the Board of Directors, the Board considered the re-appointment of Mr. Gautam Nandkishore Jajodia (DIN: 00064611), as Whole Time Director (designated as Executive Director) for further period of 5 years, to hold office from 01st September, 2023 to 31st August, 2028, subject to approval of shareholders of the Company.

The meeting of the Board of Directors commenced at 11:00 a.m. and concluded at 12:30 p.m.

Thanking you,

Yours faithfully,
For 3P LAND HOLDINGS LTD.,

Jagadish
Waman Patil

Digitally signed by
Jagadish Waman Patil
Date: 2023.05.13
12:09:24 +05'30'

(J. W. Patil)
Company Secretary
Encl: A/a.

Registered Office:

Thergaon, Chinchwad, Pune-411033 Tel: +91-20-30613333, Fax : +91-20-3061 3388
E-Mail : admin@3pland.com; Web Site : www.3pland.com.
CIN L74999MH1999PLC013394; GSTIN:-27AAACP0487B1ZQ

Corporate Office:

Jatia Chambers, 60, Dr. V.B.Gandhi Marg, Kalaghoda. Mumbai-400001 India.
Tel: +91-22-30213333, 22674485, 66339300, Fax: +91-22-22658316.
E-Mail: pudumjee@pudumjee.com



3P LAND HOLDINGS LIMITED

(formerly known as Pudumjee Industries Limited)

CIN: L74999MH1999PLCO13394

Regd. Office : Thergaon, Pune 411 033.

Tel: +91-20-40773333, Fax: 91-20-40773388.

E-mail: admin@3pland.com Website: www.3pland.com

Statement of standalone and consolidated audited financial results for the quarter and year ended March 31, 2023

(₹. In lakhs unless stated otherwise)

| | Standalone results | | | | | | Consolidated results | | | | | |
|---|-------------------------|---------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|---------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| | Quarter ended | | | Year ended | | | Quarter ended | | | Year ended | | |
| | 31.03.2023 (Audited) | 31.12.2022 (Unaudited) | 31.03.2022 (Audited) | 31.03.2023 (Audited) | 31.02.2022 (Audited) | 31.03.2022 (Audited) | 31.03.2023 (Audited) | 31.12.2022 (Unaudited) | 31.03.2022 (Audited) | 31.03.2023 (Audited) | 31.03.2022 (Audited) | 31.03.2022 (Audited) |
| (I) Interest income | 38.06 | 38.97 | 34.41 | 149.93 | 140.29 | 140.29 | 38.06 | 38.97 | 34.41 | 149.93 | 140.29 | 140.29 |
| (II) Dividend income | - | - | - | 67.84 | 40.70 | 40.70 | - | - | - | 67.84 | 40.70 | 40.70 |
| (III) Rental income | 8.66 | 8.66 | 8.56 | 34.05 | 33.65 | 33.65 | 8.66 | 8.66 | 8.56 | 34.05 | 33.65 | 33.65 |
| (IV) Total revenue from operations | 46.72 | 47.63 | 42.97 | 252.42 | 214.64 | 214.64 | 46.72 | 47.63 | 42.97 | 252.42 | 214.64 | 214.64 |
| (V) Other income | 0.12 | - | 0.12 | 0.12 | 0.12 | 0.12 | 0.12 | - | 0.09 | 0.12 | 0.12 | 0.12 |
| (VI) Total income | 46.84 | 47.63 | 43.09 | 252.54 | 214.76 | 214.76 | 46.84 | 47.63 | 43.06 | 252.54 | 214.76 | 214.76 |
| (VII) Expenses | 3.08 | 3.08 | 3.07 | 12.45 | 12.87 | 12.87 | 3.08 | 3.08 | 3.07 | 12.45 | 12.87 | 12.87 |
| (VIII) Employee benefits expenses | 2.38 | 2.39 | 2.38 | 9.54 | 9.54 | 9.54 | 2.38 | 2.39 | 2.38 | 9.54 | 9.54 | 9.54 |
| (IX) Depreciation and amortization | 5.34 | 5.65 | 6.51 | 23.42 | 23.42 | 23.42 | 5.34 | 5.65 | 6.50 | 26.05 | 23.41 | 23.41 |
| (X) Other expenses | 10.80 | 11.12 | 11.96 | 48.04 | 45.83 | 45.83 | 10.80 | 11.12 | 11.96 | 48.04 | 45.83 | 45.83 |
| (XI) Total expenses | 36.04 | 36.51 | 31.10 | 204.50 | 168.93 | 168.93 | 36.04 | 36.51 | 31.10 | 204.50 | 168.93 | 168.93 |
| (XII) Profit/(loss) before exceptional item, share of profit/(loss) of associate and tax (III-IV) | - | - | - | - | - | - | - | - | - | - | - | (11.44) |
| (XIII) Share of profit/(loss) of associate accounted by using equity method | 36.04 | 36.51 | 31.10 | 204.50 | 168.93 | 168.93 | 36.04 | 36.51 | 31.10 | 204.50 | 168.93 | 168.93 |
| (XIV) Profit/(loss) before tax (V+VI) | 36.04 | 36.51 | 31.10 | 204.50 | 168.93 | 168.93 | 36.04 | 36.51 | 31.10 | 204.50 | 168.93 | 168.93 |
| (XV) Tax expenses: | | | | | | | | | | | | |
| (XVI) (1) Current tax | 9.38 | 9.50 | 7.98 | 52.22 | 43.10 | 43.10 | 9.38 | 9.50 | 7.98 | 52.22 | 43.10 | 43.10 |
| (XVII) (2) Deferred tax | (0.31) | (0.67) | (0.27) | (1.24) | (1.08) | (1.08) | (0.31) | (0.67) | (0.27) | (1.24) | (1.08) | (1.08) |
| (XVIII) Profit/(loss) for the period (VII-VIII) | 26.97 | 27.68 | 23.39 | 153.52 | 126.91 | 126.91 | 26.97 | 27.68 | 23.39 | 153.52 | 115.47 | 115.47 |
| (XIX) Other comprehensive income | (1,450.31) | 1,130.63 | 318.83 | (249.63) | 2,062.19 | 2,062.19 | (1,450.31) | 1,130.63 | 318.83 | (249.63) | 2,062.19 | 2,062.19 |
| (XX) A (1) Items that will not be reclassified to profit or loss | 165.92 | (130.38) | (36.48) | 28.56 | (165.96) | (165.96) | 165.92 | (130.38) | (36.48) | 28.56 | (165.96) | (165.96) |
| (XXI) B (1) Items that will be reclassified to profit or loss | - | - | - | - | - | - | - | - | - | - | - | - |
| (XXII) Other comprehensive income (A+B)(net of tax) | (1,284.39) | 1,009.25 | 282.35 | (221.07) | 1,896.23 | 1,896.23 | (1,284.39) | 1,009.25 | 282.35 | (221.07) | 1,896.23 | 1,896.23 |
| (XXIII) Total comprehensive income for the period (IX+X) | (1,257.42) | 1,036.93 | 305.74 | (67.55) | 2,023.14 | 2,023.14 | (1,257.42) | 1,036.93 | 305.74 | (67.55) | 2,011.70 | 2,011.70 |
| (XXIV) Paid up equity capital (face value of ₹. 2/-per share) | 360.00 | 360.00 | 360.00 | 360.00 | 360.00 | 360.00 | 360.00 | 360.00 | 360.00 | 360.00 | 360.00 | 360.00 |
| (XXV) Earning per equity share (face value of ₹. 2/-each) | 0.45 | 0.45 | 0.43 | 0.85 | 0.71 | 0.71 | 0.45 | 0.45 | 0.43 | 0.85 | 0.64 | 0.64 |
| (XXVI) (1) Basic (₹.) | 0.45 | 0.45 | 0.43 | 0.85 | 0.71 | 0.71 | 0.45 | 0.45 | 0.43 | 0.85 | 0.64 | 0.64 |
| (XXVII) (2) Diluted (₹.) | 0.45 | 0.45 | 0.43 | 0.85 | 0.71 | 0.71 | 0.45 | 0.45 | 0.43 | 0.85 | 0.64 | 0.64 |



CONSOLIDATED SEGMENT REPORTING FOR THE QUARTER AND YEAR ENDED MARCH 31, 2023

The Board of Directors of the Company examines the Group's performance based on the nature of products and services and has identified below mentioned reportable segments of its business as follows:

(₹. In lakhs)

| Particulars | Quarter ended | | | Year ended | |
|---|-------------------------|---------------------------|-------------------------|-------------------------|-------------------------|
| | 31.03.2023 (Audited) | 31.12.2022 (Unaudited) | 31.03.2022 (Audited) | 31.03.2023 (Audited) | 31.03.2022 (Audited) |
| Segment revenue | | | | | |
| a) Leasing | 8.66 | 8.66 | 8.56 | 34.65 | 33.65 |
| b) Investments | 38.06 | 38.97 | 34.41 | 217.77 | 172.35 |
| c) Unallocated | - | - | - | - | 8.64 |
| Net sale/income from operation | 46.72 | 47.63 | 42.97 | 252.42 | 214.64 |
| Segment results (Profit before interest, depreciation and tax) | | | | | |
| a) Leasing | 8.33 | 7.48 | 8.20 | 33.34 | 32.33 |
| b) Investments | 38.06 | 38.97 | 22.97 | 217.77 | 172.35 |
| Total | 46.39 | 46.45 | 31.17 | 251.11 | 204.68 |
| Less: Depreciation | | | | | |
| a) Leasing | 2.38 | 2.39 | 2.38 | 9.54 | 9.54 |
| b) Investments | - | - | - | - | - |
| Total | 2.38 | 2.39 | 2.38 | 9.54 | 9.54 |
| Add/(Less): Other unallocable income/(expenses), net | (7.97) | (7.55) | 2.31 | (37.07) | (26.21) |
| Profit/(loss) before tax | 36.04 | 36.51 | 31.10 | 204.50 | 168.93 |
| Segment assets | | | | | |
| a) Leasing | 56.41 | 59.80 | 65.72 | 56.41 | 65.72 |
| b) Investments | 6,689.98 | 8,125.54 | 6,780.38 | 6,689.98 | 6,780.38 |
| c) Unallocated | 3.22 | 0.90 | 3.29 | 3.22 | 3.29 |
| Total Assets | 6,749.61 | 8,186.24 | 6,849.39 | 6,749.61 | 6,849.39 |
| Segment liabilities | | | | | |
| a) Leasing | - | - | - | - | - |
| b) Investments | 143.19 | 322.40 | 175.42 | 143.19 | 175.42 |
| c) Unallocated | 143.19 | 322.40 | 175.42 | 143.19 | 175.42 |
| Total Liabilities | 143.19 | 322.40 | 175.42 | 143.19 | 175.42 |



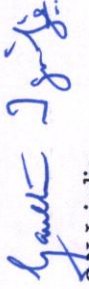
(₹. In lakhs)

| | Statement of Assets & Liabilities | | Standalone | | Consolidated | |
|----------|-------------------------------------|-----------------|------------------|------------------|------------------|------------------|
| | | | As on 31.03.2023 | As on 31.03.2022 | As on 31.03.2023 | As on 31.03.2022 |
| | | | (Audited) | (Audited) | (Audited) | (Audited) |
| A | Assets: | | | | | |
| 1 | Financial Asset | | | | | |
| (a) | Cash and cash equivalents | 10.22 | 8.78 | 10.22 | 8.78 | |
| (b) | Receivables | 0.03 | 0.15 | 0.03 | 0.15 | |
| (c) | (a) Other receivables | 1,667.12 | 1,509.18 | 1,667.12 | 1,509.18 | |
| (d) | Loans Investments | 5,177.02 | 5,426.66 | 5,014.37 | 5,264.00 | |
| 2 | Non-Financial Assets | | | | | |
| (a) | Current tax assets (Net) | 2.31 | 2.26 | 2.31 | 2.26 | |
| (b) | Investment Property | 32.31 | 37.81 | 32.31 | 37.81 | |
| (c) | Property, Plant and Equipment | 22.65 | 26.69 | 22.65 | 26.69 | |
| (d) | Other Non Financial assets | 0.60 | 0.51 | 0.60 | 0.51 | |
| | Total Assets | 6,912.26 | 7,012.04 | 6,749.61 | 6,849.39 | |
| B | Liabilities and equity | | | | | |
| 1 | Financial Liabilities | | | | | |
| (a) | Other financial liabilities | 1.82 | 4.25 | 1.82 | 4.25 | |
| 2 | Non Financial Liabilities | | | | | |
| (a) | Deferred tax liabilities (net) | 141.37 | 171.17 | 141.37 | 171.17 | |
| 3 | Equity | | | | | |
| (a) | Equity Share Capital | 360.00 | 360.00 | 360.00 | 360.00 | |
| (b) | Other Equity | 6,409.07 | 6,476.62 | 6,246.42 | 6,313.97 | |
| | Total Liabilities and Equity | 6,912.26 | 7,012.04 | 6,749.61 | 6,849.39 | |

Notes:

- The above results have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on May 13, 2023.
- The Statutory Auditors have carried out the audit for the year ended March 31, 2023. Figures for the quarter ended March 31, 2023 and March 31, 2022 are the balancing figures between audited figures in respect of the full financial year and published year to date figures upto the third quarter of the respective financial year.
- This statement has been prepared in accordance with the Companies (Indian Accounting Standards) Rules, 2015 (Ind AS) as amended prescribed under Section 133 of the Companies Act, 2013 and other recognised accounting practices and policies to the extent applicable.
- Previous periods amounts have been regrouped wherever considered necessary to confirm to current period's presentation.

On behalf of the Board of Directors


G.N. Jajodia
Chairman

Place: Mumbai

Date: 13th May, 2023

3P LAND HOLDINGS LIMITED

STATEMENT OF CASHFLOW FOR THE YEAR ENDED 31ST March, 2023

(All amounts in INR Lakhs unless otherwise stated)

| | 31-Mar-23 | 31-Mar-22 |
|---|---------------|----------------|
| A Cash Flow from Operating Activities | | |
| Net profit before tax | 204.50 | 168.93 |
| Adjustments for : | | |
| Depreciation | 9.54 | 9.54 |
| Loss on sale / discard of assets | - | 0.04 |
| Operating profit before Working Capital Changes | 214.04 | 178.51 |
| Changes in Financial Assets/ Other Non Financial Asset | (157.90) | (244.63) |
| Changes in financial liabilities/ other non financial liabilities | (2.43) | 13.82 |
| Cash generated/ (used) in Operations | 53.71 | (52.30) |
| Income Tax (paid)/refund received (net) | (52.27) | 44.23 |
| Net cash from/(used in) Operating Activities | 1.44 | (8.07) |
| B Cash flow from Investing Activities | | |
| Sale proceeds of PP&E | - | - |
| Net cash from / (used) in Investing Activities | - | - |
| C Cash flow from Financing Activities | | |
| Dividend paid | - | - |
| Payment of interest | - | - |
| Net cash from / (used) in Financing Activities | - | - |
| Net change in Cash & Cash Equivalents (A+B+C) | 1.44 | (8.07) |
| Cash & Cash Equivalents (Opening Balance) | 8.78 | 16.85 |
| Cash & Cash Equivalents (Closing Balance) | 10.22 | 8.78 |

Note: Figures in brackets represent cash outflows.



3P LAND HOLDINGS LIMITED

Statement of Consolidated Cashflow for the year ended 31ST March, 2023

(All amounts in INR Lakhs unless otherwise stated)

| | 31-Mar-23 | 31-Mar-22 |
|---|---------------|----------------|
| A Cash Flow from Operating Activities | | |
| Net profit before tax | 204.50 | 157.49 |
| Adjustments for : | | |
| Add : Depreciation | 9.54 | 9.54 |
| : Loss on sale / discard of assets | - | 0.04 |
| : Share of net loss of associate | - | 11.44 |
| Operating profit before Working Capital Changes | 214.04 | 178.51 |
| Changes in financial assets/ other non financial assets | (157.90) | (244.63) |
| Changes in financial liabilities/ other non financial liabilities | (2.43) | 13.82 |
| Cash generated/ (used) in Operations | 53.71 | (52.30) |
| Income Tax (paid)/refund received (net) | (52.27) | 44.23 |
| Net cash from/(used in) Operating Activities | 1.44 | (8.07) |
| B Cash flow from Investing Activities | | |
| Sale proceeds of PP&E | - | - |
| Net cash from / (used) in Investing Activities | - | - |
| C Cash flow from Financing Activities | | |
| Interest paid | - | - |
| Dividend paid | - | - |
| Net cash from / (used) in Financing Activities | - | - |
| Net change in Cash & cash equivalents (A+B+C) | 1.44 | (8.07) |
| Cash & cash equivalents (Opening Balance) | 8.78 | 16.85 |
| Cash & cash equivalents (Closing Balance) | 10.22 | 8.78 |

Note: Figures in brackets represent cash outflows.





J M Agrawal & Co.

Chartered Accountants

INDEPENDENT AUDITOR'S REPORT

TO THE BOARD OF DIRECTORS OF 3P LAND HOLDINGS LIMITED

Report on the Audit of Standalone Financial Results

Opinion

1. We have audited the accompanying annual standalone financial results of 3P Land Holdings Limited (the "Company") for the quarter and year ended March 31, 2023 (the "Statement"), being submitted by the Company pursuant to the requirement of Regulation 33 of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").
2. In our opinion and to the best of our information and according to the explanations given to us the aforesaid standalone financial results:
 - i. are presented in accordance with the requirements of Regulation 33 of the Listing Regulations in this regard; and
 - ii. give a true and fair view in conformity with the recognition and measurement principles laid down in the applicable accounting standards and other accounting principles generally accepted in India, of the net profit and other comprehensive income/(loss) and other financial information for the quarter and year ended March 31, 2023.

Basis for Opinion

3. We conducted our audit in accordance with the Standards on Auditing ("SAs") specified under Section 143(10) of the Companies Act, 2013 ("the Act"). Our responsibilities under those SAs are further described in the *Auditor's Responsibilities for the Audit of the Annual 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 standalone financial results 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 we have obtained is sufficient and appropriate to provide a basis for our opinion on the Statement.

Management's Responsibilities for the Standalone Financial Results

4. These standalone financial results have been prepared on the basis of the annual standalone financial statements. The Company's Board of Directors are responsible for the preparation of these standalone financial results that give a true and fair view of the net profit and other comprehensive income/ (loss) and other financial information in accordance with the Indian Accounting Standards (IndAS) prescribed under Section 133 of the Act and other accounting principles generally accepted in India and in





J M Agrawal & Co.

Chartered Accountants

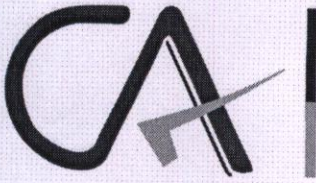
compliance with Regulation 33 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and 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 standalone financial results that give a true and fair view and are free from material misstatement, whether due to fraud or error.

5. In preparing the standalone financial results, 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.
6. The Board of Directors is also responsible for overseeing the Company's financial reporting process.

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

7. Our objectives are to obtain reasonable assurance about whether the annual standalone financial results as a whole are 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 these annual standalone financial results.
8. 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 annual standalone financial results, 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 appropriateness of this assumption. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's





J M Agrawal & Co.

Chartered Accountants

report to the related disclosures in the standalone annual standalone 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 annual standalone financial results, including the disclosures, and whether the annual standalone financial results represent the underlying transactions and events in a manner that achieves fair presentation.
9. 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.



For J M Agrawal & Co.
Chartered Accountants
Firm Registration Number: 100130W

Punit Agrawal
Partner
Membership Number: 148757

Place: Mumbai
Date: May 13, 2023

UDIN: 23148757BQSDV07255



J M Agrawal & Co.

Chartered Accountants

INDEPENDENT AUDITOR'S REPORT

TO THE BOARD OF DIRECTORS OF 3P LAND HOLDINGS LIMITED

Report on the Audit of Consolidated Financial Results

Opinion

1. We have audited the accompanying annual Consolidated financial results of 3P Land Holdings Limited (hereinafter referred to as the "Company") and its associate for the quarter and year ended March 31, 2023 (the "Statement"), being submitted by the Company pursuant to the requirement of Regulation 33 of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").
2. In our opinion and to the best of our information and according to the explanations given to us the aforesaid Consolidated financial results:
 - i. include the annual financial results of the Associate company – Biodegradable Products India Limited;
 - ii. are presented in accordance with the requirements of Regulation 33 of the Listing Regulations in this regard; and
 - iii. give a true and fair view in conformity with the recognition and measurement principles laid down in the applicable accounting standards and other accounting principles generally accepted in India, of the net profit and other comprehensive income and other financial information for the quarter and year ended March 31, 2023.

Basis for Opinion

3. We conducted our audit in accordance with the Standards on Auditing ("SAs") specified under Section 143(10) of the Companies Act, 2013 ("the Act"). Our responsibilities under those SAs 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 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 consolidated financial results 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 we have obtained is sufficient and appropriate to provide a basis for our opinion on the Statement.

Board of Directors' Responsibilities for the Consolidated Financial Results

4. These Consolidated financial results have been prepared on the basis of the annual consolidated financial statements. The Company's Board of Directors are responsible for the preparation and





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Chartered Accountants

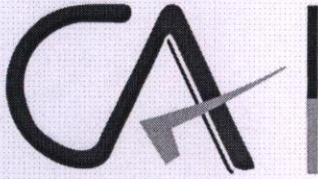
presentation of these consolidated financial results that give a true and fair view of the net profit and other comprehensive income and other financial information of the Company including its Associate company in accordance with the Indian Accounting Standards (IndAS) prescribed under Section 133 of 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 Company and of its Associate company are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and its Associate 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 accuracy and completeness of the accounting records, relevant to the preparation and presentation of the consolidated financial results 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 consolidated financial results by the Directors of the Company, as aforesaid.

5. In preparing the consolidated financial results, the respective Board of Directors of the Company and of its Associate company are responsible for assessing the ability of the Company and of its Associate company 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 Company or to cease operations, or has no realistic alternative but to do so.
6. The respective Board of Directors of the companies included in the Company and of its Associate company are responsible for overseeing the financial reporting process of the Company and of its Associate company.

Auditor's Responsibilities for the Audit of the Financial Results

7. Our objectives are to obtain reasonable assurance about whether the annual consolidated financial results as a whole are 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 these annual financial results.
8. 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 consolidated financial results, 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.





J M Agrawal & Co.

Chartered Accountants

- 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 appropriateness of this assumption. 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 Consolidated annual 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 and its Associate company to cease to continue as a going concern.
 - Evaluate the overall presentation, structure and content of the consolidated financial results, including the disclosures, and whether the consolidated financial results 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 Company and its Associate company to express an opinion on the Consolidated Financial Results. We are responsible for the direction, supervision and performance of the audit of financial information of such entities included in the consolidated financial results of which we are the independent auditors. For the other entity included in the consolidated financial results, 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.
9. We communicate with those charged with governance of the Company and its Associate company included in the consolidated financial results 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.
10. We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33(8) of the Listing Regulations, as amended, to the extent applicable.





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Other Matters

11. The consolidated financial results include the unaudited financial results of a firm M/s. Prime Mall Developers ("the Entity"), which is an associate of the Company's Associate company. The consolidated financial statements include the Company's share of total comprehensive income [comprising of profit/(loss) and other comprehensive income/(loss)] of Rs. (0.46) lakhs for the year ended March 31, 2023 in respect of the Entity. These unaudited financial results/ financial information have been furnished to us by the Board of Directors and our opinion on the consolidated financial results, in so far as it relates to the amounts and disclosures included in respect of the Entity is based solely on such unaudited financial results/ financial information. In our opinion and according to the information and explanations given to us by the Board of Directors, the unaudited financial results/ financial information are not material to the Company and its Associate company.

Place: Mumbai
Date: May 13, 2023



For J M Agrawal & Co.
Chartered Accountants
Firm Registration Number: 100130W

Punit Agrawal
Partner
Membership Number: 148757

UDIN: 23148757BGSDVR6329



3P LAND HOLDINGS LIMITED

Registered Office

JWP:14

13th May, 2023

The Manager,
Listing Department,
BSE Limited,
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai - 400 001.

Scrip Code: 516092

The Manager,
Listing Department,
National Stock Exchange of India Ltd.,
Exchange Plaza, 5th Floor,
Plot No. C/1, G Block,
Bandra Kurla Complex,
Bandra (E),
Mumbai - 400 051.
Scrip Code: 3PLAND

Dear Sir/Madam,

Sub: Declaration pursuant to Regulation 33(3)(d) of SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015

DECLARATION

We, hereby declare that, the Statutory Auditors, M/s. J. M. Agrawal & Company, Chartered Accountants (Firm Registration No. 100130W) have issued Audit Report with unmodified opinion on Audited Financial Statements/Results for the quarter and year ended on 31st March, 2023.

This declaration is issued in compliance of regulation 33(3)(d) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Kindly take the aforesaid on your records.

Thanking you,

Yours faithfully,
For 3P LAND HOLDINGS LTD.,

Jagadish
Waman Patil
(J. W. Patil)
Chief Financial Officer
Encl: A/a.

Digitally signed by
Jagadish Waman Patil
Date: 2023.05.13
09:40:01 +05'30'

Registered Office:

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E-Mail : admin@3pland.com; Web Site : www.3pland.com.
CIN L74999MH1999PLC013394; GSTIN:-27AAACP0487B1ZQ

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