

Date: May 27, 2024

То,	
Corporate Relations Department	The Market Operations Department
BSE Limited,	National Stock Exchange of India Limited
1 st Floor, New Trading Wing,	Exchange Plaza, 5 th Floor,
Rotunda Building, P J Towers,	Plot No C/1, G Block,
Dalal Street, Fort,	Bandra-Kurla Complex,
Mumbai - 400 001	Bandra (E), Mumbai - 400 051

Scrip Code/Scrip Symbol: 503031/ PENINLAND

Subject: Outcome of 02/2024 -25 Board Meeting held on Monday, May 27, 2024

Reference: Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Dear Madam/ Sir,

Pursuant to Regulation 30 and 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please be informed that the Board of Directors of the Company at its meeting held on May 27, 2024 (Monday) *inter-alia* considered and approved the following:

- 1. Audited Standalone and Consolidated Financial Results for the quarter and financial year ended March 31, 2024 along with the Statement of Assets and Liabilities and Cash flow statement as on date with Report of Statutory Auditors thereon.
- Audited Standalone and Consolidated Financial statements consisting of Balance Sheet as at March 31, 2024 and Profit and Loss account statement for the financial year ended on the same date alongwith the reports of Statutory Auditor and Cash Flow Statement.
- Declaration of unmodified opinion on the Standalone and Consolidated Financial Results as per Regulation 33(3)(d) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
- 4. On the recommendation of the Nomination and Remuneration Committee, Re-appointment of Mr. Pankaj Kanodia (DIN: 02000161) as an Independent Director for a second term consisting of 5 years w.e.f. May 30, 2024, subject to the approval of shareholders. (Profile of the Director is enclosed herewith).

PENINSULA LAND LIMITED 1401, 14th Floor, Tower-B, Peninsula Business Park,

Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400 013, India.
 Phone
 : +91 22 6622 9300

 Email
 : info@peninsula.co.in

 URL
 : www.peninsula.co.in

 CIN
 : L17120MH1871PLC000005





5. Appointment of Shivam Sharma of M/s Shivam Sharma & Associates (M.No.: A35727, CP. No.: 16558) as Secretarial Auditor of the Company for the Financial Year 2024-25. (Profile of the Secretarial Auditor is enclosed herewith).

The Board Meeting commenced at 2:00 p.m. and was concluded at 11.30 p.m.

Please take the above on record.

Yours Sincerely, For Peninsula Land Limited

Mukesh Gupta Company Secretary & Compliance Officer Membership No F6959

Enclosed as above

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Details as required under SEBI Circular No. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023

Re-appointment of Mr. Pankaj Kanodia (DIN: 02000161) as an Independent Director of the Company for second term of five years with effect from May 30, 2024, subject to the approval of the shareholders.

Sr No.	Details of events that need to be provided	Information of such event(s)
1.	Reason for change viz. appointment,	Mr. Pankaj Kanodia (DIN: 02000161) is
	resignation, removal, death or	being re-appointed as an Independent
	otherwise	Director for a second term.
2.	Date of Re-appointment & Term of Re-	With effect from May 30, 2024
	Appointment	
		Terms of Re-Appointment: For the period
		of five years from the date of
		re-appointment subject to shareholders
		approval.
3.	Brief Profile	Mr. Pankaj Kanodia (DIN: 02000161) is an
		entrepreneur in the Food & Beverage and
		Hospitality Industry. He is the owner of
		the restaurant Grapeviine and is the
		promoter of two other Hospitality
		Companies viz. Datamatics Beverage and
		Food Consultants Private Limited and
		Datamatics Hospitality Services Private
		Limited. He has around two decades of
		experience in business operations and
		promoting and steering Organisations.
		He is a Commerce Graduate from H. R.
		College of Commerce and Economics,
		affiliated to the Mumbai University.
		Mr. Pankaj Kanodia (DIN: 02000161)
		fulfills the criteria of independence as
		required under the provisions of the
		Companies Act, 2013 and Rules framed

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		thereunder and Securities and Exchange
		Board of India (Listing Obligations and
		Disclosure Requirements), Regulations
		2015.
4.	Disclosure of relationships between	Mr. Pankaj Kanodia (DIN: 02000161) is
	directors (in case of appointment of a	not related to any of the Directors or Key
	director)	Managerial Personnel or Promoters and
		Promoter group of the Company.
5.	Information as required under BSE	Mr. Pankaj Kanodia (DIN: 02000161) is
	circular no. LIST/COMP/14/2018-19,	not debarred from holding the office of
	dated June 20, 2018.	Director by any SEBI order or any other
		such authority.

Profile of Mr. Shivam Sharma of M/s Shivam Sharma & Associates being appointed as Secretarial Auditor

Shivam Sharma & Associates ("Firm") is a well-known Practising Company Secretary firm founded by Mr. Shivam Sharma who has been practising since 2016. During these many years of successful experience in the Secretarial fields, the firm earned enviable reputation of providing knowledge-based services to various clients in the fields of Corporate Laws & Compliances. The core areas of Practice & Expertise of Firms include:

- Advising and Handling of secretarial matters relating to Corporate Law.
- Handling end-to-end merger / demerger / joint venture / capital restructuring and other restructuring assignments.
- Carrying out Secretarial Audit, Due Diligence Audit.
- Establishment of Limited Companies, Limited Liability Partnership (LLP) and Advising & carrying out related compliances.
- Representation before Judicial, Quasi-judicial authorities like Registrar of Companies, Regional Director, Official Liquidator, National Company Law Tribunal, Ministry of Corporate Affairs, Stock Exchanges, Securities & Exchange Board of India (SEBI), Reserve Bank of India (RBI) etc.

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				(Rs. in Lak	hs, except per	share data
				Standalone		
Sr	Particulars		Quarter ended		Year er	nded
No.		Mar-24	Dec-23	Mar-23	Mar-24	Mar-23
		Audited (refer note no 10)	Unaudited	Audited (refer note no 10)	Audited	Audited
1	Revenue from Operations (Refer note no. 8 & 9)	11,294	14,227	14,471	51,963	96,60
2	Other Income	325	227	294	824	3,60
3	Total Income (1+2)	11,619	14,454	14,765	52,787	1,00,21
	Expenses:	1 1				
	a) Realty cost incurred	777	1,806	2,643	10,143	17,29
	b) Changes in Realty Inventories	5,279	6,674	8,325	23,278	84,75
	c) Cost of Realty Sales (a+b) (Refer note no. 4)	6,056	8,480	10,968	33,421	82,05
	d) Employees Benefits Expense	402	494	410	1,963	1,78
	e) Finance Cost	925	836	592	3,736	5,26
	f) Depreciation and amortisation * (Refer note no. 6)	102	119	51	860	24
	g) Other Expenses	1,686	1,221	1,281	5,149	4,79
4	Total Expenses (c+d+e+f+g)	9,171	11,150	13,302	45,129	94,14
5	Profit before Exceptional Items and Tax (3 - 4)	2,448	3,304	1,463	7,658	6,073
6	Exceptional Items(net) (Refer note no.5)	-	-	252	1,721	(1,04
7	Profit before Tax for the year/period (5+6) Tax Expense	2,448	3,304	1,715	9,379	5,03
	Current Tax	_		-	-	
	Deferred Tax	-	-	-		
8	Total Tax Expense	-	-	-	-	
9	Profit After Tax for the year/period (7 - 8)	2,448	3,304	1,715	9,379	5,03
10	Other Comprehensive Income					
	i) Items that will not be reclassified to profit or loss	(14)	2	11	(8)	
	ii) Income tax relating to Items that will not be reclassified to profit or loss	-	-	-	×	
	iii) Items that will be reclassified to profit or loss	-	-	-	-	
	iv) Income tax relating to items that will be reclassified to profit or loss	-	-	-	-	
11	Total Other Comprehensive Income for the year/period	(14)	2	11	(8)	
	Total Comprehensive Income for the year/period (10+11)	2,434	3,306	1,726	9,371	5,03
12	Earnings per Equity Share (EPS) (Face value of Rs.2 each)					
	Not annualised except year end					
	Basic	0.77	1.12	0.61	3.13	1.0
	Diluted	0.77	1.12	0.61	3.10	1.0
13	Paid up Equity Share Capital (Face value per share of Rs.2 each)	6,180	6,180	5,880	6,180	5,8
14	Other Equity				10986	(4,68
14					10900	(4,00

* year ended March 31, 2024 includes Rs.470 Lakhs pertaining to earlier periods.

SIGBED FOR IDENTIFICATION BY nos el 6 hr SRBC&COLLP MUMBAI PENINSULA LAND LIMITED

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PENINSULA LAND CREATING INTERNATIONAL LANDMARKS

By Ashok Piramal Group

Sr		Audited	Audited
No.		31-Mar-24	31-Mar-23
	ASSETS		
A	Non-Current Assets		
а	Property Plant And Equipment	1,149	1,130
b	Investment Properties (Refer note no. 6)	28,068	-
С	Other Intangible Assets	14	-
d	Right-of-use assets	982	14
е	Financial Assets		
C	(i) Investment In Subsidiaries, Joint Ventures & Associates	1,703	1,70
	(ii) Investments in others entities	62	1,10
	(iii) Loans	16,432	23,08
	(iv) Other Financial Assets	339	29
f	Non Current Tax Assets (net)	3,768	3,89
g	Other Non Current Assets	47	0,00
9			
-	Total Non-current Assets	52,550	30,2
B	Current Assets	20 444	50 70
a	Inventories	29,444	52,72
b	Financial Assets	10.000	
	(i) Investments	10,385	-
	(ii) Trade Receivables	874	26
	(iii) Cash And Cash Equivalents	1,077	91
	(iv) Bank Balances Other Than (iii) Above	201	23
	(v) Loans	1,017	1,03
	(vi) Other Financial Assets	984	45
C	Other Current Assets	3,088	5,29
C	(i) Assets held for sale	47,070	60,9 28,67
~			20,07
1	Total Assets	99,620	1,19,8
	EQUITY & LIABILITIES		
A	Equity		
а	Equity Share Capital	6,180	5,88
b	Instruments entirely equity in nature	3,400	-
С	Other Equity	10,986	(4,68
	Total Equity	20,566	1,1
B	Non-Current Liabilities		
а	Financial liabilities		
	(i) Borrowings	26,374	10,79
	(ii) Lease Liabilities	929	4
b	Provisions	387	65
	Total Non-Current Liabilities	27,690	11,4
С	Current Liabilities		
a	Financial Liabilities		
a	(i) Borrowings	8,467	34,12
	(ii) Lease Liabilities	172	12
	(iii) Trade Payables		
	(a) Micro Enterprises And Small Enterprises	774	35
	(b) Other Than Micro Enterprises And Small Enterprises	13,688	14,17
		4,119	12,20
	(iv) Other Financial Liabilities Other Current Liabilities	23,851	45,87
h	Content Liabilities	20,001	40,01
b	Brouldong	202	2.
b c	Provisions Total Current Liabilities	293 51,364	1,07,1



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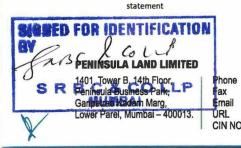




	Standalone Statement of cash flows for the year ended Ma Particulars	Audit	ed 1	Audite	d
		31-Mai	-24	31-Mar	-23
	Cash flow from operating activities				
	Profit before tax		9,379		5,03
	Adjustments to reconcile Profit before tax to net cash flow from operating activities				
	Depreciation and Amortisation Expenses	860		247	
	(Profit)/Loss on sale of property, plant and equipment (net)	(168)		-	
	Gain / premium on Redemption of investments in debentures	(111)		(927)	
(d)	Profit on sale of assets			(308)	
(e)	Fair value gain on mutual fund	(122)			
	Profit on sale of mutual fund	(53)	1	-	
	Interest income	(310)		(526)	
	Finance cost	3,736		5,266	
	Provision for Impairment of Investments and inter-corporate deposits			2,341	
		(1,721)			
	Provision for financial guarantee obligation		1	1,395	
	Gain arising on settlement of external debt	-		(2,694)	
	Gain on lease termination	(16)		-	
	Provision for impairment of trade receivable & deposits	(11)		(50)	
(n)	Net realisable value of inventory write down/(reversal)	66		(4,611)	
- 1			2,150		1:
	Cashflow from operating activity before working capital changes	1	11,529		5,14
1	Working capital adjustments				
	(Increase)/ Decrease in Inventories	24,027		69,840	
(b)	(Increase)/ Decrease in Trade and Other receivables	(698)		554	
(c)	Increase/ (Decrease) in Trade and Other Payables	(69)		4,654	
(d) 1	Increase/(Decrease) in Other Financial Liabilities	(345)		(1,607)	
	Increase/(Decrease) in Other Current Liabilities	(22,027)		(50,585)	
	(Increase)/ Decrease in Loans to Associates /Joint venture	1,153		189	
	(Increase)/ Decrease in Loans to Subsidiaries & Others	(580)		(2,917)	
	(Increase)/ Decrease in Other Current Assets	1,513		(670)	
	Increase/ (Decrease) in Non Current provisions	(276)		11	
	Increase/ (Decrease) in Current provisions	51		32	
(k) ((Increase)/ Decrease in Current Financial Assets	246		(1,001)	
(1) ((Increase)/ Decrease in Other Non Current Assets	(47)		-	
m) ((Increase)/ Decrease in Non Current Financial Assets	(136)		(17)	
			2,912		18,41
1	Net Cash generated from operations		14,441		23,64
1	Income Tax paid (Net of income tax refund)		126		1,61
1	Net cash flows from operating activities (A)	-	14,567		25,25
8 0	Cash flow from Investing activities				
	Purchase of property, plant and equipment & intangible assets	(61)		(27)	
	Sale of property, plant and equipment*	168		(27)	
	Investments in equity shares others	(62)			
	Sale of other Assets	-		1,269	
	Purchase of current investments - mutual funds	(16,115)		-	
(1) 5	Sale of current investments - mutual funds	5,905		-	
(g) F	Redemption of debenture investments-subsidiaries including premium on redemption	116		950	
	Investment in/maturity of bank fixed deposits (net)	(424)		3,494	
	Interest received	327	-	791	
· [Net cash flows (used in) / from investing activities (B)		(10,146)		6,4
			(10,140)		0,4
c	Cash flow from Financing activities		1		
	Issue of Compulsory convertible debentures	3,400			
				0.000	
	Issue of equity shares	6,600		2,030	
	Money Received against shares warrants	-		535	
	Proceeds of long term loans from banks	25,000		672	
	Repayment of long term loans to banks	(22,187)		(25,764)	
(1)	Repayment towards short term Intercorporate loans	(654)		(196)	
(g)	Net repayment of short term loans from banks	(5,823)		(6,563)	
Vh)	Proceeds from Long term Intercorporate loans	(8,855)		6,231	
Ni) F	Repayment of Long term Incorporate loans	3,047		(2,669)	
	Lease payment	(184)		(191)	
	Finance charges paid	(4.602)		(6,343)	
1	Net cash flows used in financing activities (C)	Total of	(4,258)		(32,2
1					
1	Net (decrease) / Increase in cash and cash equivalents (A+B+C)		163		(5
	Add: Cash and cash equivalents at the beginning of the year		914		1.4
	Cash and cash equivalents at the end of the year		1.077		9
	Notes :		1,017		0
	Break up of cash and cash equivalents				
	Break up of cash and cash equivalents	94 84-	94	94 H	22
		31-Mai		31-Mar	
	Balance with Banks in Current Accounts		1,075		
	Cash on hand		2		

* Less than Rs 5,000

2 During the current year, the company has reversed provision pertaining to loans granted to subsidiaries and interest receivable thereon and have written off these amounts in the books of accounts. This being a non cash adjustment, the same is not disclosed in the cashflow



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Statement of Audited Standalone financial results for the quarter and year ended March 31,2024

Notes:

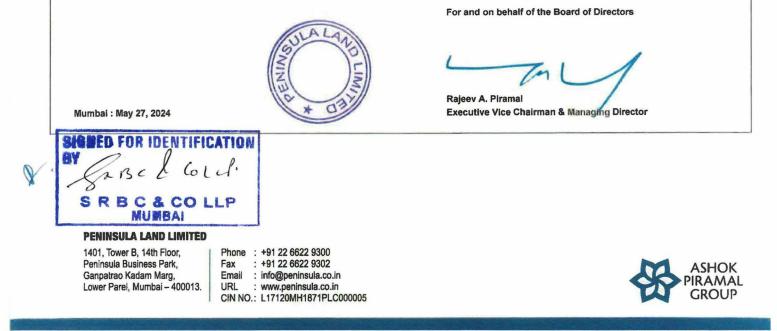
- 1 The financial results for the quarter and year ended March 31, 2024 have been reviewed by the Audit Committee of the Board and subsequently approved by the Board of Directors at its meeting held on May 27,2024 in terms of Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. Further, the same have been subjected to audit by the statutory auditors of the Company.
- 2 The financial results are prepared in accordance with the recognition and measurement principles of Indian Accounting Standards as notified under the Companies (Indian Accounting Standards) Rules, 2015 as specified in Section 133 of the Companies Act, 2013.
- 3 During the year ended March 31, 2023, a wholly owned subsidiary of the Company had entered into a debt settlement agreement with a lender, in respect of dues of Rs.11,843 Lakhs. The subsidiary has fully discharged the obligation as per this agreement on July 27, 2023 and obtained no dues letter from the lender. Basis this, the resultant gain on settlement was accounted during the quarter ended June 30, 2023 and year ended March 31, 2024 and disclosed under exceptional items.

Rs | akhs

4 Changes in Costs of Realty Sales include write down / (Reversal) of real estate inventory to net realisable value

					Tto. Luning
Oberges in Basily Investories	Q	uarter end	Year ended		
Changes in Realty Inventories	Mar-24	Dec-23	Mar-23	Mar-24	Mar-23
Write down /(Reversal) of inventory to net realisable value	67	-	84	66	(4,611)
Exceptional items :		Rs. Lakhs			
Provent from the second second	Quarter Ended			Year ended	
Exceptional items comprise	Mar-24	Dec-23	Mar-23	Mar-24	Mar-23
(Provision) /Reversal for financial guarantee obligation (refer note no.3)	-	-	-	4,624	(1,395)
Gain arising on settlement of external debt	-	-	2,694	-	2,694
(Impairment)/Reversals of investments/Loans in other entities	-	-	(41)	350	(41)
(Impairment)/Reversals of loans to subsidiaries, joint ventures and associates	-		(2,401)	(3,253)	(2,300)
Total	-	*	252	1,721	(1,042)

- 6 During the quarter ended June 30 2023, the management decided not to further pursue the sale of an asset which was, in an earlier year, classified under Assets held for Sale. Based on this decision and the approval of the Board of Directors, the Group has classified this asset under Investment Properties and has charged depreciation on this asset from the date of its classification as Asset held for Sale, in accordance with Ind-AS 105. Accordingly, the financial results for the the year ended March 31, 2024 includes a depreciation charge of Rs. 470 Lakhs pertaining to the earlier periods up to March 31, 2023.
- 7 During the year ended March 31,2024, the Company has issued and allotted by way of a preferential issue to an entity belonging to the promoter group, 1,50,00,000 fully paid up equity shares (face value Rs. 2 per share) at Rs. 44 per share and 77,27,000 fully paid up 0% unsecured Compulsorily Convertible Debentures of face value Rs. 44 each, convertible into equity shares on April 16, 2025 in the ratio of 1:1 at a conversion price of Rs. 44 per share.
- 8 During the quarter ended December 31, 2023, Company has reassessed old provisions pertaining to property taxes and written back an amount Rs.400 Lakhs which is included in the results under the head 'Revenue from operation.
- 9 Revenue from operations and profits for the current year includes Rs.1,928 Lakhs from sale of residual area of a project, completed in earlier years, recognised pursuant to transfer of control in accordance with Ind-AS 115.
- 10 Figures for the quarter ended March 31, 2024 and March 31, 2023 are the balancing figures between the audited figures in respect of the full year and the unaudited figures of nine months ended December 31, 2023 and December 31, 2022 respectively.
- 11 The Company is primarily engaged only in the business of real estate development. As the Company operates in a single business and geography, the disclosure of such segment-wise information as defined in "IND AS 108 Operating Segments" is not required and accordingly not provided.





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

To The Board of Directors of Peninsula Land Limited

Report on the audit of the Standalone Financial Results

Opinion

We have audited the accompanying statement of quarterly and year to date standalone financial results of Peninsula Land Limited (the "Company") for the quarter ended March 31, 2024 and for the year ended March 31, 2024 ("Statement"), attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

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

- i. is presented in accordance with the requirements of the Listing Regulations in this regard; and
- ii. gives a true and fair view in conformity with the applicable accounting standards and other accounting principles generally accepted in India, of the net profit and other comprehensive income and other financial information of the Company for the quarter ended March 31, 2024 and for the year ended March 31, 2024.

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 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



Chartered Accountants

Peninsula Land Limited Page 2 of 3

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.





Chartered Accountants

Peninsula Land Limited Page 3 of 3

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

Other Matter

The Statement includes the results for the quarter ended March 31, 2024 being the balancing figure between the audited figures in respect of the full financial year ended March 31, 2024 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 **S R B C & CO LLP** Chartered Accountants ICAI Firm Registration Number: 324982E/E300003

C S MUMBA per Shyamsundar Pachisia

Partner Membership No.: 049237 UDIN: 24049237BKCERB2765 Place: Mumbai Date: May 27, 2024



Date : May 27, 2024

Corporate Relations Department BSE Limited, 1st Floor, New Trading Wing, Rotunda Building, P J Towers, Dalal Street, Fort, Mumbai - 400 001. The Market Operations Department **National Stock Exchange of India Limited,** Exchange Plaza, 5th Floor, Plot No C/1, G Block, Bandra-Kurla Complex, Bandra (E), Mumbai - 400 051.

Sub: Declaration under Regulations 33(3)(d) of SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015 for Audit Reports on the Standalone and Consolidated Financial Results for the quarter and year ended March 31, 2024

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

Dear Madam/ Sir,

Pursuant to Regulations 33(3)(d) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, this is to inform you that the Statutory Auditors of the Company has issued an unmodified opinion on the Audited Standalone and Consolidated Financial Results of the Company for the quarter and Financial Year ended March 31, 2024.

Request you to kindly take the above on record.

Yours Sincerely, For Peninsula Land Limited

har 1.0

N Gangadharan Chief Financial Officer



PENINSULA LAND LIMITED

1401, Tower B, 14th Floor, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Murnbai – 400013.
 Phone
 : +91 22 6622 9300

 Fax
 : +91 22 6622 9302

 Email
 : info@peninsula.co.in

 URL
 : www.peninsula.co.in

 CIN NO.:
 L17120MH1871PLC000005



PENINSULA LAND CREATING INTERNATIONAL LANDMARKS

By Ashok Piramal Group

				(Rs. In Lakh	s, except per	share data
				Consolidated		
r No,	Particulars	1	Quarter ended		Year ar	ided
		Mar-24	Dec-23	Mar-23	Mar-24	Mar-23
		Audited (refer note no 10)	Unsudited	Audited (refer note no 10)	Audited	Audited
1	Revenue from Operations (Refer note no. 8 & 9)	11,347	14,261	14,524	57.204	1,00,0
2	Other Income	522	220	614	1,001	3,8
3	Total Income (1+2)	11,869	14,481	15,138	58,205	1,03,8
	Expenses:					
	a) Really cost incurred	1,325	1,873	2,247	10,768	16,9
	b) Changes in Realty Inventories	4,730	6,608	7,153	26,175	65,0
	c) Cost of Realty Sales (a+b) (Refer note no 4)	6,055	8,481	9,400	36,943	81,9
	(i) Employees Benefils Expense	402	494	512	1,963	1,8
	e) Finance Cost	938	856	720	3,856	0.0
	f) Depreciation and amortisation * (Rafer note no 6)	105	123	.55	876	2
	g)Other Expenses	1.617	1,276	1,440	5,493	5,2
4	Total Expenses (c+d+e+f+g)	9,318	11,230	12,127	49,131	95,
	Profit before Exceptional Items and Tax and share of net profit of Associates and Joint Ventures accounted for using the Equity Method (3 - 4)	2,551	3,251	3,011	9,074	В,
6	share of net profit of Associates and Joint Ventures accounted for using the Equity Method					
	Share of Profit / (Loss) of Associates and Joint Ventures	(38)	(42)	(333)	21	(5
7	Profit before Exceptional Items and Tax	2,513	3,209	2,678	9,095	8,0
8	Exceptional Items (net) (Refer note no 5)	(33)	-	2,653	3,731	1,
	Profit before Tax for the year / period (7+8) Tax Expense : Current Tax	2,480	3,209	5,331	12,826	9,
	Adjustment of tax relating to earlier period / year	-	(1)	4		
	Deferred Tax	14	(11)	56	13	(
	Total Tax Expense	36	(11)	31	(16) (3)	
	Profit After Tax for the year /period (9-10)	2,430	3,221	5,240	12,829	9,
	Other Comprehensive Income I) Items that will not be reclassified to profit or loss	(14)	2	9	(8)	
	income tax relating to items that will not be reclassified to profit or loss		-	-		
	(iii) Items that will be reclassified to profit or loss		-	-	-	
	iv) Income tax relating to Items that will be reclassified to profit or loss	-	-	-	-	
13	Total Other Comprehensive income for the year/period	(14)	2	9	(8)	
- 1	Total Comprehensive income for the year / period (11+12) Profits / (Losses) attributable to :	2,416	3,223	5,249	12,821	9,
- 1	a) Owners of the Company	2,451	3,228	5,261	12,878	9,7
	b) Non-Controlling Interest	(21)	(7)	(21)	(48)	
4						
14	Other Comprehensive Income attributable to :	1141	2	10	(8)	
- 1	a) Owners of the Company	(14)	-		(0)	
	b) Non-Controlling interest	-	-	(1)	-	
15	Total Comprehensive Income attributable to :					
	a) Owners of the Company b) Non-Controlling interest	2,437 (21)	3,230 (7)	5,271	12,870 (49)	9,7
16	Earnings per Equity Share (EPS) (Face value of Rs 2 each) Not annualised except year end					
		0.77	4.00	1.00	4.90	
	Basic	0.77	1.09	1,88	4.30	3
	Diluted	0.77	1.08	1.88	4.28	3
17 18	Paid up Equily Share Capital (Face value per share of Rs 2 each) Other Equity	6,180	6,180	5,880	6,180 15028	5,1

SIGNED TOP IDENTIFICATION BY Enschold. S SO LLP SRE MU48Ai

PENINSULA LAND LIMITED

1401, Tower B, 14th Floor, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai – 400013.
 Phone
 : +91 22 6622 9300

 Fax
 : +91 22 6622 9302

 Email
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 URL
 : www.peninsula.co.in

 CIN NO.:
 L17120MH1871PLC000005

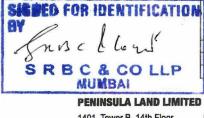




CREATING INTERNATIONAL LANDMARKS

By Ashok Piramal Group

ASETS 31-Mar-24 31	Sr		Audited	Audited
ASETS A A Non-Current Assets Property Plant And Equipment 1,708 Investment Properties (Refer note no 6) 28,115 C Uther Intrapilie Assets 982 Investment In Joint Ventures & Associates 6,146 Financial Assets 982 (i) Investments 5,564 (i) Investments 5,564 (ii) Uners 2,714 B Deferred tax Assets (ii) Other Financial Assets 397 4 2,014 Deferred tax Assets 12 Non Current Tax Assets (net) 4,202 4,4 7 B Current Assets (i) Other Non Current Assets 10,385 (ii) Cash And Cash Equivalents 1,376 (iii) Cash And Cash Equivalents 1,376 (iii) Cash And Cash Equivalents 1,385 (iii) Cash And Cash Equivalents 1,024 (i) Other Financial Assets 1,024 (ii) Other Financial Assets 1,026 (iii) Cash And Cash Equivalents 1,024	No.	-		
A Non-Current Assets 1,708 1,778 a Property Plant And Equipment 1,708 1,778 b Investment Properties (Refer note no. 6) 28,115 28,115 c Other Intangible Assets 982 1 e Investment In Joint Ventures & Associates 6,146 8,6 f Financial Assets 987 4 g Deferred tax Assets 397 4 g Deferred tax Assets 397 4 g Other Financial Assets 397 4 g Deferred tax Assets 12 4 in Ourrent Assets 47 7 7 g Deferred tax Assets (net) 4,202 4,4 in Ourrent Assets 31,628 57,8 5 g Ourrent Assets 1,0385 1,0385 g Inventories 1,24 1,0 g Other Current Assets 1,024 1,0 g Other Current Assets 1,024 1,0		ASSETS	51-ING1-44	01-Mai-20
a Property Plant And Equipment 1,708 1,7 b Investment Properties (Refer note no. 6) 28,115 - c) Other Intangible Assets 982 1 d) Right-of-use assets 397 4 g) Deferred tax Assets 397 4 g) Deferred tax Assets 12 4 h Non Current Tax Assets (net) 4,202 4,4 i) Other Non Current Assets 31,628 57,8 a Inventories 10,385 11,81 i) Ourrent Assets 10,385 11,81 5 ii) Other Financial Assets 10,024 1,00 1,024 i) Ourrent Assets 1,024 1,024 1,00 ii) Vasht Balances Other Than (iii) Above 202 3 3,66 5,5 c) Other Financial Assets 1,024 1,00 1,02,6 6,120 iii) Users Mand Cash Equivalents <td>Δ</td> <td></td> <td></td> <td></td>	Δ			
b Investment Properties (Refer note no. 6) C Other Intangible Assets Hight-of-use assets Financial Assets (i) Investments (i) Investments (ii) Coans (iii) Other Financial Assets (ii) Investments (iii) Other Financial Assets (iii) Coans (iii) Other Financial Assets (iii) Coans (iii) Other Financial Assets (iii) Crement Tax Assets (iii) Other Non Current Assets (i) Current Tax Assets (i) Current Assets (i) Current Assets (i) Current Assets (ii) Craft Receivables (iii) Trade Receivables (iii) Craft Assets (iii) Craft Assets (iii) Craft Assets (iii) Craft Receivables (iii) Other Financial Liabilities (iii) Other Financial Liabilities (iii) Other Financial Liabilities (i) Borrowings (ii) Borrowings (ii) Craft Reprines And Small Enterprises (iii) Other Financial Liabilities (iii) Other Thernonical Liabilities (iiii) Other Thernonical L			1 709	1 70
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i Other Non Current Assets 47 Total Non-current Assets 49,887 24,6 B Current Assets 31,628 57,8 b Financial Assets 10,385 57,8 (i) Current Investments 10,385 11,181 5 (iii) Cash And Cash Equivalents 11,036 1,3 (iv) Bank Balances Other Than (iii) Above 2022 3 (v) Current Assets 1,026 6 c Other Financial Assets 1,086 6 c Other Current Assets 3,366 5,5 c (i) Investments held for sale - - (ii) Assets Held for sale - - 28,6 CUITY & LIABILITIES 1,00,135 1,20,6 5,8 Instruments entirely equity in nature 3,400 - - c Other Equity 15,028 (4,14 Equity Attributable to Owners of the Company 24,668 1,7 Non-Current Liabilities 929 - - - <t< td=""><td></td><td>The second second a second s</td><td></td><td></td></t<>		The second second a second s		
Total Non-current Assets 49,887 24,6 B Current Assets 31,628 57,8 a Inventories 31,628 57,8 b Financial Assets 10,385 10,385 (i) Current Investments 10,385 11,181 5 (ii) Cash And Cash Equivalents 11,076 1,3 (iv) Bank Balances Other Than (iii) Above 202 3 (v) Loans 1,024 1,024 1,0 (v) Other Financial Assets 1,086 6 6 6 C Other Current Assets 30,866 5.5 6 50,248 67,22 C Other States 30,866 5.5 5 7 7 24,608 67,2 C Other Current Assets 1,00,135 1,20,6 6 6 7,2 7 24,608 67,2 C Other Equity A 6,180 5,8 7,80 7 7,80,2,82 1,20,6 6 7,7 7,77 7,77 7,77				4,45
B Current Assets 31,628 57,8 a Inventories 31,628 57,8 b Financial Assets 10,385 (i) Current Investments 10,385 (ii) Trade Receivables 1,181 5 (iii) Cash And Cash Equivalents 1,376 1,3 (iv) Dank Balances Other Than (iii) Above 202 3 (v) Leans 1,024 1,0 (v) Other Financial Assets 1,086 6 c Other Current Assets 50,248 67,2 (i) Investments held for sale - - - (ii) Assets Held for sale - - - (iii) Assets Held for sale - - - (ii) Asset Held for sale - - - (iii) Asset Held for sale - - - (ii) Asset Held for sale - - - Instruments entirely equity in natu	1	Other Non Current Assets	47	
a Inventories 31,628 57,8 b Financial Assets 10,385 (i) Current Investments 10,385 (ii) Trade Receivables 1,181 5 (iii) Cash And Cash Equivalents 1,376 1,3 (iv) Bank Balances Other Than (iii) Above 202 3 (v) Loans 1,024 1,00 (vi) Other Financial Assets 1,086 6 c Other Current Assets 3,366 5.5 c (i) Investments held for sale - - (ii) Assets Held for sale - - - (iii) Assets Held for sale - - - (iii) Assets Held for sale - - - (i) Assets Held for sale - - - (ii) Assets Held for sale - - - (ii) Assets Held for sale - - - (iii) Char Equity - - - - (iii) Char Equity - <td></td> <td>Total Non-current Assets</td> <td>49,887</td> <td>24,68</td>		Total Non-current Assets	49,887	24,68
b Financial Assets 10,385 (i) Current Investments 10,385 (ii) Trade Receivables 1,181 (iii) Sank And Cash Equivalents 1,376 (iii) Cash And Cash Equivalents 1,376 (iv) Bank Balances Other Than (iii) Above 202 (v) Coher Financial Assets 1,086 c Other Current Assets 3,366 c Other Current Assets 50,248 (i) Investments held for sale - (ii) Assets Held for sale - (iii) Assets Held for sale - (ii) Assets Held for sale - (iii) Assets Held for sale - (iii) Assets Held for sale - (ii) Assets Held for sale - (iii) Astribulable to Owners of the	B		01.000	
(i) Current Investments 10,385 (ii) Trade Receivables 1,181 (ii) Cash And Cash Equivalents 1,376 (iii) Cash And Cash Equivalents 1,376 (ii) Bank Balances Other Than (iii) Above 202 (v) Loans 1,024 (v) Other Financial Assets 1,086 c Other Current Assets (i) Investments held for sale - (ii) Assets Held for sale - (ii) Assets Held for sale - (ii) Assets Held for sale - (iii) Attributable to Owners of the Company 1,00,135 (iii) More			31,628	57,80
(ii) Trade Receivables 1,181 5 (iii) Cash And Cash Equivalents 1,376 1,3 (iv) Bank Balances Other Than (iii) Above 202 3 (v) Loans 1,024 1,0 (vi) Other Financial Assets 1,086 6 c Other Current Assets 3,366 5.5 c (i) Investments held for sale - - (ii) Assets Held for sale - - - (ii) Assets Held for sale - - - (ii) Assets Held for sale - - - (iii) Assets Held for sale - - - Equity As LIABILITIES 1,00,135 1,20,6 - A Equity Share Capital 6,180 5,8 - b Instruments entirely equity in nature 3,400 - - C Other Equity 23,823 1,0 - B Non-Controlling Interests (785) - - (i) Borrowings 26,377 11,3 - (i) Borrowings 26	b			
(iii) Cash And Cash Equivalents 1,376 1,3 (iv) Bank Balances Other Than (iii) Above 202 3 (v) Loans 1,024 1,024 (v) Other Financial Assets 1,086 6 c Other Current Assets 3,366 5,5 Total current Assets 50,248 67,2 C (i) Investments held for sale				
(iv) Bank Balances Other Than (iii) Above 202 3 (iv) Leans 1,024 1,024 (v) Other Financial Assets 1,086 6 C Other Current Assets 3,366 5,5 Image: Content Assets 50,248 67,2 C (i) Investments held for sale			1,181	57
(v) Loans 1,024 1,006 (v) Other Financial Assets 1,086 6 c Other Current Assets 3,366 5,5 (i) Investments held for sale - - (ii) Assets Held for sale - - (ii) Assets Held for sale - - (ii) Assets Held for sale - - (iii) Assets Held for sale - - (ii) Assets Held for sale - - (ii) Assets Held for sale - - (iii) Assets Held for sale - - (ii) Assets Held for sale - - (iii) Assets Held for sale - - (ii) Assets Held for sale - - (i) Other Equity - - - (c) Other Equity - - - (c) Other Equity - - -			and the second sec	1,36
(vi) Other Financial Assets 1,086 6 c Other Current Assets 3,366 5,5 Total current Assets 50,248 67,2 (ii) Assets Held for sale - - - (iii) Assets Held for sale - 28,6 - EQUITY & LIABILITIES - - 28,6 A Equity - 6,180 5,8 b Instruments entirely equity in nature 3,400 - c Other Equity 15,028 (4,14 Equity Attributable to Owners of the Company 24,608 1,7 Non-Controlling Interests (785) (73 (i) Borrowings 26,377 11,3 (i) Borrowings 26,377 11,3 (ia) Lease Liabilities 929 - Deferred tax liabilities 929 - Deferred tax liabilities 3,187 31,00 (ia) Lease Liabilities 172 1 (ib) Borrowings 3,187 31,0 (ia) Micro Enterprises And Small Enterprises 879 <td< td=""><td></td><td>(iv) Bank Balances Other Than (iii) Above</td><td>202</td><td>31</td></td<>		(iv) Bank Balances Other Than (iii) Above	202	31
c Other Current Assets 3,366 5,5 Total current Assets 50,248 67,2 C (i) Investments held for sale - - (ii) Assets Held for sale - - - (ii) Assets Held for sale - - - (ii) Assets Held for sale - - - (ii) Assets Held for sale TOTAL ASSETS 1,00,135 1,20,6 EQUITY & LIABILITIES TOTAL ASSETS 1,00,135 1,20,6 A Equity 15,028 (4,14 Equity Attributable to Owners of the Company 24,608 1,7 Non-Controlling Interests (785) (73 Mon-Current Liabilities - - a Financial Liabilities - - (i) Borrowings 26,377 11.3 - (i) Borrowings 3,187 - - (i) Borrowings 3,187 - - (i) Borrowings 3,187 - - (ii) Borrowings 3,		(v) Loans	1,024	1,04
Total current Assets 50,248 67,2 C (i) Investments held for sale - 28,6 (ii) Assets Held for sale - 28,6 EQUITY & LIABILITIES 1,00,135 1,20,6 Equity 6,180 5,8 b Instruments entirely equity in nature 3,400 c Other Equity 15,028 (4,14 Equity Attributable to Owners of the Company 24,608 1,7 Non-Controlling Interests (785) (73 I) Defored tax liabilities 929 10 Deferred tax liabilities 929 929 Deferred tax liabilities 387 6 a Financial Liabilities 387 6 C Current Liabilities 387 6 C Current Liabilities 172 1 (i) Borrowings 3,187 31,0 31,0 (ia) Lease Liabilities 172 1 1 (i) Trade Payables 172 1 1 (ii) Other Financial Liabilities 14,725 15,33 14,725 15,33		(vi) Other Financial Assets	1,086	63
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(i) Assets Held for sale 28,6 TOTAL ASSETS Control Conterprises And Small Enterprises	44	Total current Assets	50,248	67,27
TOTAL ASSETS1,00,1351,20,6EQUITY & LIABILITIESEquitya Equity6,180b Instruments entirely equity in nature3,400c Other Equity15,028c Other Equity15,028Equity Attributable to Owners of the Company24,608Non-Controlling Interests(785)(73)Total Equity23,8231,0BNon-Current Liabilitiesa Financial Liabilities929(i) Borrowings26,377(ii) Borrowings3876Total Non-Current Liabilitiesb Provisions387CCurrent Liabilities(i) Borrowings3,187(ii) Borrowings3,187(ii) Borrowings172(ii) Corterprises And Small Enterprises879(a) Micro Enterprises And Small Enterprises4,614(iii) Other Financial Liabilities4,614(iii) Other Financial Liabilities4,614(iii) Other Financial Liabilities24,705(iii) Other Financial Liabilities24,705(iii) Other Financial Liabilities4,614(iii) Other Financial Liabilities4,614(iii) Other Financial Liabilities4,614(iii) Other Financial Liabilities4,614(iii) Other Financial Liabilities24,705(iii) Other Financial	C		-	-
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: +91 22 6622 9302

URL : www.peninsula.co.in CIN NO.: L17120MH1871PLC000005

Fax





PENINSULA LAND **CREATING INTERNATIONAL LANDMARKS**

By Ashok Piramal Group

Consolidated Statement of cash flows for the year ended March 31, 2024

	Particulars	Audi		Audila	
A	Cash flow from operating activities	31-Ma	r-24	31-Mar-23	
0	Profit before tax Adjustments to reconcile Profit before tax to net cash flow from/ (used) in operating activities -		12,826		9,687
(a)	Depreciation/ amortisation expenses	876		265	
(b)	Profit on sale of property, plant and equipment (net)	(221)		(212)	
(c)	Fair value gain on mutual fund	(122)		(4)	
(d)	Profit on sale of mutual fund	(53)			
(e)	Interest income	(329)		(551)	
(1)	Finance costs	3,856		6,044	
(g)	Provision for contractual obligation	(3,731)		989	
(h)	Provision for impairment of trade Receivable and other receivables	(8)		(438)	
(i)	Profit on sale of other assets Share of Profit /(Loss) of Associates and Joint Ventures	-		(308)	
(j) (k)	Gain on lease termination	(21) (16)		523	
(1)	Gain arising on settlement of external debt	(10)		(2.694)	
(m)	Net realisable value of inventory write down/(reversal)	66		(6,102)	
	Cash flow from operating activity before working capital changes		297		(2.48
	Working capital adjustments				
(a)	(increase)/ Decrease in Inventories	26,936		71,594	
(b)	(increase)/ Decrease in Trade and Other receivables	(578)		990	
(C)	Increase/ (Decrease) in Trade and Other Payables	(162)		2,182	
(d) (e)	(Increase)/ Decrease in Current Financial Liabilities	(1,712) (22,379)		(1,950)	
(1)	(Increase)/ Decrease in Non Current Financial Assets -Loans	1,153		(50,495)	
(g)	(Increase)/ Decrease in Current Financial Assets Loans	246		(1,001)	
(h)	(Increase)/ Decrease in Other Non Current Financial Assets	(112)		(44)	
(i)	(Increase)/ Decrease in Other Current Financial Assets	58		56	
(i)	Increase/ (Decrease) in Current Provisions	51	1	32	
(k)	Increase/ (Decrease) in Non Current Provisions	(276)		7	
(1)	(increase)/ Decrease in Other Non Current Assets	(47)		(570)	
(m)	(Increase)/ Decrease in Other Current Assets	1,464	4,642	(578)	20.98
	Net Cash generated from Operations		17,765		28,18
	Income Tax paid (Net of income tax refund)		242		1.80
	Net cash flows from Operating activities (A)	Ī	18,007	-	29,98
в	Cash flows from investing activities				
(a)	Purchase of property, plant and equipment and intangible assets	(61)		(27)	
(b)	Sale of property plant and equipments	238		276	
(c) (d)	knyestments in equity shares-others Sale of other Assets	(62)		1,269	
(e)	Purchase of current investments -mutual funds	(16,115)		88	
(f)	Sale of current investments - mutual funds	6,905		00	
(g)	Investment in/maturity of bank fixed deposits (net)	(319)		3,536	
(h)	Dividend received	-		4	
(i)	Interest received	354	(10,060)	818	5,95
~	Net cash flows from (used in) / investing activities (B)	F	(10,000)		9,80
c	Cash flow from financing activities				
(a)	Repayment of debentures	(1,492)		(3,356)	
(b)	Issue of equity shares	6,600		2,030	
(c) (d)	Issue of Compulsory convertible debenture Money Received against shares warrants	3,400		535	
(e)	Repayment of long term loans to financial institutions	(1,340)		(607)	
(1)	Proceeds of long term loans from banks	25,000		672	
(g)	Repayment of long term loans to banks	(22,188)		(26,654)	
(h)	Proceeds from intercorporate loans	3,047		6,292	
(i)	Proceeds from current borrowings - bank overdraft (net)	(5,822)		(6,563)	
(i)	Repayment of Long term Incorporate loans	(9,434)		(2,669)	
(k)	Lease payment	(184)		(191)	
(1)	Finance charges paid Net cash flows used in financing activities (C)	(5,520)	(7,933)	(7,061)	(37,57
	Net increase / (decrease) in cash and cash equivalents (A+B+C)	ſ	14		(1,62
	Add: Cash and cash equivalents at the beginning of the year		1,362		2,98
	Cash and cash equivalents at the end of the year Notes :	1	1,376		1,36
	Break up of cash and cash equivalents				
	Particulars	31-Ma		31-Mar	
	Balance with Banks in Current Accounts		1,239		1,2
	Balance with Banks in Deposit Account (Original maturity upto three months)		130		12
	Cash on hand		7		

SIGDED FOR IDENTIFICATION n 3 C RENINSULA LAND LIMITED BY S R Behinsula Bueness Hark, P GMAJULE Kadam Marg, Lower Paret, Mumbal = 400013: 2









Statement of Unaudited Consolidated financial results for the quarter and year ended March 31, 2024

Notes:

- 1 The financial results for the quarter and year ended March 31, 2024 have been reviewed by the Audit Committee of the Board and subsequently approved by the Board of Directors at its meeting held on May 27,2024 in terms of Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. Further, the same have been subjected to audit by the statutory auditors of the Company.
- 2 The financial results are prepared in accordance with the recognition and measurement principles of Indian Accounting Standards as notified under the Companies (Indian Accounting Standards) Rules, 2015 as specified in Section 133 of the Companies Act, 2013.
- 3 During the year ended March 31, 2023, a wholly owned subsidiary of the Company had entered into a debt settlement agreement with a lender, in respect of dues of Rs 11,843 Lakhs. The subsidiary has fully discharged the obligation as per this agreement on July 27, 2023 and obtained no dues letter from the lender. Basis this, the resultant gain on settlement was accounted during the quarter ended June 30, 2023 and year ended March 31, 2024 and disclosed under exceptional items.

Re Lakhe

4 Changes in Costs of Realty Sales include write down / (Reversal) of real estate inventory to net realisable value.

					Na. Lania
Changes in Realty Inventories	Q	uarter ende	be	Year	ended
Changes in Realty inventories	Mar-24	Dec-23	Mar-23	Mar-24	Mar-23
Write down/(Reversal) of inventory to net realisable value	67	-	(1,407)	66	(6,102)
Exceptional items :					Rs. Lakhs
Exceptional items comprise	Q	uarter Ende	d		Year ended
	Mar-24	Dec-23	Mar-23	Mar-24	Mar-23
(Impairment)/Reversals of investments /Loans in other entities	-	-	(41)	350	(41)
(Provision) /Reversal for financial guarantee obligation			-		(989)
Gain arising on settlement of external debt (refer note no.3)	-	-	2,694	5,804	2,694
Impairment of loans and investments in equity of Associates & Joint ventures	(33)	-	-	(2,423)	-
Total	(33)	-	2,653	3,731	1,664

- 6 During the quarter ended June 30 2023, the management decided not to further pursue the sale of an asset which was, in an earlier year, classified under Assets held for Sale. Based on this decision and the approval of the Board of Directors, the Group has classified this asset under Investment Properties and has charged depreciation on this asset from the date of its classification as Asset held for Sale, in accordance with Ind-AS 105. Accordingly, the financial results for the year ended March 31, 2024 includes a depreciation charge of Rs. 470 Lakhs pertaining to the earlier periods up to March 31, 2023.
- 7 During the year ended March 31, 2024, the parent Company has issued and allotted by way of a preferential issue to an entity belonging to the promoter group, 1,50,00,000 fully paid up equity shares (face value Rs. 2 per share) at Rs. 44 per share and 77,27,000 fully paid up 0% unsecured Compulsorily Convertible Debentures of face value Rs. 44 each, convertible into equity shares on April 16, 2025 in the ratio of 1:1 at a conversion price of Rs. 44 per share.
- 8 During the quarter ended December 31, 2023, group has reassessed old provisions pertaining to property taxes and written back an amount Rs. 400 Lakhs which is included in the results under the head 'Revenue from operation.
- 9 Revenue from operations and profils for the current year include Rs.1,928 Lakhs from sale of residual area of a project, completed in earlier years, recognised pursuant to transfer of control in accordance with Ind-AS 115.
- 10 Figures for the quarter ended March 31, 2024 and March 31, 2023 are the balancing figures between the audited figures in respect of the full year and the unaudited figures of nine months ended December 31, 2023 and December 31, 2022 respectively.
- 11 The Group is primarily engaged only in the business of real estate development. As the Group operates in a single business and geography, the disclosure of such segment-wise information as defined in "IND AS 108 Operating Segments" is not required and accordingly not provided.



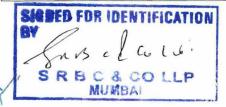
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Rajeev A. Piramal

Executive Vice Chairman & Managing Director

For and on behalf of the Board of Directors

Mumbai : May 27, 2024



PENINSULA LAND LIMITED

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Chartered Accountants

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

To The Board of Directors of Peninsula Land Limited

Report on the audit of the Consolidated Financial Results

Opinion

We have audited the accompanying statement of quarterly and year to date consolidated financial results of Peninsula Land Limited ("Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group"), its associates and joint ventures for the quarter ended March 31, 2024 and for the year ended March 31, 2024 ("Statement"), attached herewith, being submitted by the Holding Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations")

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

- i. includes the results of the following entities as mentioned in Annexure 1;
- ii. are presented in accordance with the requirements of the Listing Regulations in this regard; and
- iii. gives a true and fair view in conformity with the applicable accounting standards, and other accounting principles generally accepted in India, of the consolidated net profit and other comprehensive income and other financial information of the Group for the quarter ended March 31, 2024 and for the year ended March 31, 2024.

Basis for Opinion

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

Management's Responsibilities for the Consolidated Financial Results

The Statement has been prepared on the basis of the consolidated annual financial statements. The Holding Company's Board of Directors are responsible for the preparation and presentation of the Statement that give a true and fair view of the net profit and other comprehensive income and other financial information of the Group including its associates and joint ventures in accordance with the applicable accounting standards prescribed under section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. The respective Board of Directors of the companies included in the Group and of its associates and joint ventures are responsible for maintenance of adequate



Chartered Accountants

Peninsula Land Limited Page 2 of 5

report. However, future events or conditions may cause the Group and its associates and joint ventures to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial results of the entities within the Group and its associates and joint ventures of which we are the independent auditors and whose financial information we have audited, to express an opinion on the Statement. We are responsible for the direction, supervision and performance of the audit of the financial information of such entities included in the Statement of which we are the independent auditors. For the other entities included in the Statement, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the auditors 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 Master Circular issued by the Securities Exchange Board of India under Regulation 33 (8) of the Listing Regulations, to the extent applicable.

Other Matter

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

- 6 direct subsidiaries and 1 subsidiary (along with 16 step-down subsidiaries), whose financial statements include total assets of Rs 22,464.94 lakhs as at March 31, 2024, total revenues of Rs. 52.95 lakhs and Rs. 5,241.46 lakhs, total net profit after tax of Rs. 17,898.53 lakhs and Rs. 22,432.26 lakhs, total comprehensive income of Rs. 17,898.53 lakhs and Rs. 22,432.26 lakhs, for the quarter and the year ended on that date respectively, and net cash outflows of Rs. 149.54 lakhs for the year ended March 31, 2024, as considered in the Statement which have been audited by their respective independent auditors.
- 5 joint ventures, whose financial statements include Group's share of net loss of Rs. 37.94 lakhs and Group's share of net profit of Rs. 21.29 lakhs and Group's share of total comprehensive loss of Rs. 37.94 lakhs and Group's share of total comprehensive Income of Rs. 21.29 lakhs for the quarter and for the year ended March 31, 2024 respectively, as considered in the Statement whose financial statements, other financial information have been audited by their respective independent auditors.

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



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report. However, future events or conditions may cause the Group and its associates and joint ventures to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial results of the entities within the Group and its associates and joint ventures of which we are the independent auditors and whose financial information we have audited, to express an opinion on the Statement. We are responsible for the direction, supervision and performance of the audit of the financial information of such entities included in the Statement of which we are the independent auditors. For the other entities included in the Statement, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audit of the audited by other auditors.

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 Master Circular issued by the Securities Exchange Board of India under Regulation 33 (8) of the Listing Regulations, to the extent applicable.

Other Matter

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

- 6 direct subsidiaries and 1 subsidiary (along with 16 step-down subsidiaries), whose financial statements include total assets of Rs 22,464.94 lakhs as at March 31, 2024, total revenues of Rs. 52.95 lakhs and Rs. 5,241.46 lakhs, total net profit after tax of Rs. 17,898.53 lakhs and Rs. 22,432.26 lakhs, total comprehensive income of Rs. 17,898.53 lakhs and Rs. 22,432.26 lakhs, for the quarter and the year ended on that date respectively, and net cash outflows of Rs. 149.54 lakhs for the year ended March 31, 2024, as considered in the Statement which have been audited by their respective independent auditors.
- 5 joint ventures, whose financial statements include Group's share of net loss of Rs. 37.94 lakhs and Group's share of net profit of Rs. 21.29 lakhs and Group's share of total comprehensive loss of Rs. 37.94 lakhs and Group's share of total comprehensive Income of Rs. 21.29 lakhs for the quarter and for the year ended March 31, 2024 respectively, as considered in the Statement whose financial statements, other financial information have been audited by their respective independent auditors.

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



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

 1 associate whose financial statements includes the Group's share of net loss of Rs. Nil and Rs. Nil and Group's share of total comprehensive loss of Rs. Nil and Rs. Nil for the quarter and for the year ended March 31, 2024 respectively, as considered in the Statement whose financial statements and other financial information have not been audited by any auditor.

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

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

The Statement includes the results for the quarter ended March 31, 2024 being the balancing figures between the audited figures in respect of the full financial year ended March 31, 2024 and the published unaudited year-to-date figures up to the end of the third quarter of the current financial year, which were subjected to a limited review by us, as required under the Listing Regulations.

For **S R B C & CO LLP** Chartered Accountants ICAI Firm Registration Number: 324982E/E300003

per Shyamsundar Pachisia Partner Membership No.: 049237 UDIN: 24049237BKCERC3674

Place: Mumbai Date: May 27, 2024



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Annexure 1 to the Report

Holding Company:

1. Peninsula Land Limited

Subsidiaries:

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

Step Down Subsidiaries:

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

Joint Venture:

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

Associate:

1. RA Realty Ventures LLP





Date : May 27, 2024

Corporate Relations Department BSE Limited, 1st Floor, New Trading Wing, Rotunda Building, P J Towers, Dalal Street, Fort, Mumbai - 400 001. The Market Operations Department **National Stock Exchange of India Limited,** Exchange Plaza, 5th Floor, Plot No C/1, G Block, Bandra-Kurla Complex, Bandra (E), Mumbai - 400 051.

Sub: Declaration under Regulations 33(3)(d) of SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015 for Audit Reports on the Standalone and Consolidated Financial Results for the quarter and year ended March 31, 2024

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

Dear Madam/ Sir,

Pursuant to Regulations 33(3)(d) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, this is to inform you that the Statutory Auditors of the Company has issued an unmodified opinion on the Audited Standalone and Consolidated Financial Results of the Company for the quarter and Financial Year ended March 31, 2024.

Request you to kindly take the above on record.

Yours Sincerely, For Peninsula Land Limited

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N Gangadharan Chief Financial Officer



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