

November 10, 2021

To,  
**BSE Limited,**  
**Listing Department,**  
P.J. Towers, 1<sup>st</sup> Floor,  
Dalal Street, Fort,  
Mumbai - 400 001



we make your dreams come true

Dear Sir,

**Sub: Outcome of Board Meeting held on November 10, 2021**

**Ref.: Scrip Code: 521149**

Pursuant to Regulations 30 and 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI LODR"), please be informed that the Board of Directors of the Company at its Meeting held today, i.e. on Wednesday, November 10, 2021, inter-alia, considered and approved Standalone and Consolidated Unaudited Financial Results of the Company for the quarter and half year ended September 30, 2021. A copy of the said results alongwith the Limited Review Report of the Statutory Auditors is attached herewith for your reference.

This is for your information and records.

Thanking you.

Yours faithfully,  
**For Prime Urban Development India Limited**

  
**Darshi Shah**  
**Company Secretary & Compliance Officer**



Encl: as above

**PRIME URBAN**<sup>®</sup>  
DEVELOPMENT INDIA LTD.  
(A PATODIA GROUP COMPANY)

**Registered Office :** No.83, 3rd Floor, Plot No.4, Avinashi Main Road, Near Petrol Bunk, Asher Nagar, Tirupur - 641 603. Ph.: (0) 91-421-4242061.

Our Website : [www.ptlonline.com](http://www.ptlonline.com).

**GST No : 33AABCP9571D1ZH PAN NO : AABCP9571D CIN No : L70200 TZ1936 PLC 000001.**

**Corporate Office :** B-41 ,Ground Floor, Cotton Exchange Building, Cotton Green Rly Stn, Avenue 3rd Boundary Road, Kalachowky, Mumbai - 400033.

Tel. No.022 - 23787653.

**PRIME URBAN DEVELOPMENT INDIA LIMITED**

CIN NO.L70200TZ1936PLC000001

Registered Office : Door No.83, Plot No.4, 3rd Floor, Near Petrol Bunk, Avinashi Road, Asher Nagar, Tirupur - 641 603, Tamil Nadu, India

Email: [companysecretary@ptonline.com](mailto:companysecretary@ptonline.com); Website: [www.ptonline.com](http://www.ptonline.com)

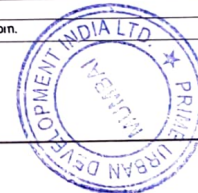
**Part I - Statement of Unaudited Standalone Financial Results for the Quarter and Half Year ended 30th September, 2021**

Sr. No	Particulars	Quarter ended			Half Year Ended		Year Ended
		30.09.2021	30.06.2021	30.09.2020	30.09.2021	30.09.2020	31.03.2021
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
<b>1</b>	<b>Income from Operations</b>						
a	Revenue from Operations	(0.00)	224.34	-	224.34	-	755.32
b	Other Income	26.22	24.66	192.85	50.88	218.81	271.25
	<b>Total income</b>	<b>26.22</b>	<b>249.00</b>	<b>192.85</b>	<b>275.22</b>	<b>218.81</b>	<b>1,026.57</b>
<b>2</b>	<b>Expenses</b>						
a	Cost of Land Sold / land development cost/Cost of villa	(0.00)	10.24	-	10.24	-	430.20
b	Purchase of Stock in Trade	0.00	0.25	-	0.25	0.09	24.71
c	Changes in inventories of stock in trade	0.00	207.68	-	207.68	(0.09)	310.57
d	Employee Benefit expenses	11.92	13.24	14.18	25.16	31.19	60.91
e	Finance cost	25.89	25.80	39.50	51.69	85.40	159.29
f	Depreciation and Amortisation expense	4.71	7.50	8.25	12.21	16.50	29.42
g	Other Expenses	59.57	48.35	32.45	107.92	69.87	157.48
	<b>Total expenses</b>	<b>102.09</b>	<b>313.06</b>	<b>94.38</b>	<b>415.15</b>	<b>202.96</b>	<b>1,172.58</b>
<b>3</b>	<b>Profit / (Loss) before tax and exceptional/extraordinary items (1-2)</b>	<b>(75.87)</b>	<b>(64.06)</b>	<b>98.47</b>	<b>(139.93)</b>	<b>15.85</b>	<b>(146.01)</b>
<b>4</b>	<b>Exceptional Items</b>	-	-	-	-	-	-
<b>5</b>	<b>Profit / (Loss) before extraordinary and tax (3 + 4)</b>	<b>(75.87)</b>	<b>(64.06)</b>	<b>98.47</b>	<b>(139.93)</b>	<b>15.85</b>	<b>(146.01)</b>
<b>6</b>	<b>Extraordinary items</b>	-	-	-	-	-	-
<b>7</b>	<b>Profit / (Loss) before tax (5 + 6)</b>	<b>(75.87)</b>	<b>(64.06)</b>	<b>98.47</b>	<b>(139.93)</b>	<b>15.85</b>	<b>(146.01)</b>
<b>8</b>	a) Tax expenses	-	-	-	-	-	-
	b) MAT Credit entitlement for the year / reversed for earlier years	-	-	-	-	-	-
	c) Deferred Tax Liability	-	-	-	-	-	-
	d) Income Tax for Prior Year	-	-	(2.30)	-	(2.30)	(2.30)
<b>9</b>	<b>Net Profit / (Loss) after tax (7 + 8)</b>	<b>(75.87)</b>	<b>(64.06)</b>	<b>96.17</b>	<b>(139.93)</b>	<b>13.55</b>	<b>(148.31)</b>
<b>10</b>	<b>Other Comprehensive income, net of income tax</b>	-	-	-	-	-	1.09
	Impact on remeasurement of Employees Benefit	-	-	-	-	-	-
<b>11</b>	<b>Total Comprehensive income (9+10)</b>	<b>(75.87)</b>	<b>(64.06)</b>	<b>96.17</b>	<b>(139.93)</b>	<b>13.55</b>	<b>(147.22)</b>
<b>12</b>	<b>Paid up Equity Share Capital (Face value Rs.2 per share)</b>	<b>532.87</b>	<b>532.87</b>	<b>532.87</b>	<b>532.87</b>	<b>532.87</b>	<b>532.87</b>
<b>13</b>	<b>Reserves excluding revaluation reserve (as per balancesheet of previous accounting year)</b>	-	-	-	-	-	<b>33.90</b>
<b>14</b>	<b>i Earning Per Share (before extraordinary and exceptional items)(not annualised)</b>						
	Basic and Diluted	(0.28)	(0.24)	0.36	(0.53)	0.05	(0.56)
	<b>ii Earning Per Share (after extraordinary and exceptional items)(not annualised)</b>						
	Basic and Diluted	(0.28)	(0.24)	0.36	(0.53)	0.05	(0.56)

**NOTES:**

- The Unaudited Standalone Financial Results have been prepared in accordance with the recognition and measurement Principles provided in Indian Accounting Standards (Ind AS 34), the provisions of the Companies Act, 2013 (the Act), as applicable and guidelines issued by the Securities and Exchange Board of India (SEBI) under SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, as amended.
- The above results were reviewed by the Audit Committee and approved by the Board of Directors at their Meeting held on November 10, 2021. The Statutory Auditors have carried out a Limited Review of aforesaid results in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015
- The Company's operations have been adversely affected because of Covid 19 Pandemic during the last about one and half years and the Company considered the possible impact of the Pandemic in preparation of the above financial results. The Company will continue to closely monitor any material changes to future economic conditions.
- The figures for the corresponding previous period/year's have been regrouped/reclassified wherever necessary, to make them comparable.
- The above Unaudited Financial Results are available on the Company's website [www.ptonline.com](http://www.ptonline.com) and on the website of BSE Ltd -[www.bseindia.com](http://www.bseindia.com).

Place : Mumbai  
Date : 10.11.2021



For and on behalf of the Board  
*Purusottamas Patodia*  
PURUSOTTAMAS PATODIA  
Chairman and Managing Director  
DIN 00032088

**PRIME URBAN DEVELOPMENT INDIA LIMITED**

CIN NO.L70200TZ1936PLC000001

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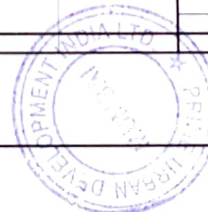
Email: companysecretary@ptonline.com; Website: www.ptonline.com

Rs. in Lakhs

STANDALONE STATEMENT OF ASSETS AND LIABILITIES		As at	As at
		30.09.2021	31.03.2021
		Unaudited	Audited
<b>A</b>	<b>ASSETS</b>		
1	<b>Non-current assets</b>		
	Property, Plant and Equipment	444.14	487.34
	<b>Financial Assets</b>		
a.	Non current investments		
	(i) Investments in subsidiaries and associates	4,699.53	4,699.42
	(ii) Other Investments	5.00	5.00
	(iii) Other Financial Assets	8.95	9.23
		14.58	14.58
b.	Deferred Tax Assets		
	<b>Sub-total Non current assets</b>	5,172.20	5,215.57
2	<b>Current Assets</b>		
	Inventories	843.07	1,060.99
	<b>Financial Assets</b>		
	Current investments	123.11	208.17
	Trade receivables	-	-
	Cash and Cash equivalents	33.74	56.34
	Other Bank balances	7.86	7.86
	Loans to Corporates	-	-
	Loans to Firms/LLPs in which company is a partner/member	802.47	842.34
	Current Tax Assets (Net)	219.71	219.03
	Other current assets	227.79	175.66
	<b>Sub-total Current assets</b>	2,257.75	2,570.39
	<b>Total Assets</b>	7,429.95	7,785.96
<b>B</b>	<b>EQUITY AND LIABILITIES</b>		
1	<b>EQUITY</b>		
a.	Equity	532.87	532.87
b.	Other Equity	(106.04)	33.90
	<b>Sub-total - Equity</b>	426.83	566.77
	<b>LIABILITIES</b>		
2	<b>Non current liabilities</b>		
	<b>Financial Liabilities</b>		
a.	Other Financial Liabilities	562.55	570.70
b.	Other Non-current Liabilities	1,455.73	1,387.15
	<b>Sub-total - Non current liabilities</b>	2,018.28	1,957.85
3	<b>Current Liabilities</b>		
	<b>Financial Liabilities</b>		
a.	Current Borrowings	1,119.90	1,138.55
b.	Trade payables	3,829.75	3,834.44
c.	Other Financial Liabilities	31.03	24.60
	Other Current Liabilities	4.16	263.75
	<b>Sub-total - Current liabilities</b>	4,984.84	5,261.34
	<b>Total Equity and Liabilities</b>	7,429.95	7,785.96

For and on behalf of the Board

Purnottamdas Patodia  
Chairman and Managing Director  
DIN 00032088



Place : Mumbai  
Date : 10.11.2021




**PRIME URBAN DEVELOPMENT INDIA LIMITED**  
 Registered Office: Door No.83, Plot No. 4, 3rd Floor, Near Petrol Bunk, Avlnashl Road, Asher Nagar, Tirupur 641 603  
**STANDALONE STATEMENT OF CASH FLOW**

Rupees in Lakhs

Particulars	Half Year ended	Year Ended
	30.09.2021	31.03.2021
	Unaudited	Audited
<b>A. Cash Flow from Operating Activities</b>		
<b>Net Profit/(Loss) before tax, exceptional items and after other comprehensive income</b>	(139.93)	(144.92)
Adjustments for:		
Depreciation and amortisation expense	12.21	29.42
(Profit) / Loss on sale of property, plant and equipment (net)	7.88	-
Interest income	(48.78)	(95.37)
Dividend receipts	(1.19)	(1.01)
Finance cost	51.69	159.28
<b>Operating profit before working capital changes</b>	(118.33)	(52.60)
Changes in Working Capital		
Increase / (Decrease) in trade payables	(4.70)	(239.03)
Increase / (Decrease) in provisions	-	-
Increase / (Decrease) in other financial liabilities	6.42	(60.87)
Increase / (Decrease) in other current liabilities	(259.58)	196.63
(Increase) / Decrease in trade receivables	-	8.66
(Increase) / Decrease in inventories	217.92	586.06
(Increase) / Decrease in short term loans and advances	39.87	18.15
(Increase) / Decrease in other financial assets	0.28	3.48
(Increase) / Decrease in other current assets	(52.12)	(60.39)
<b>Cash Generated from Operations</b>	(170.23)	400.09
Taxes paid (net of refunds)	(0.69)	6.58
<b>Net cash generated from operations before exceptional items</b>	(170.92)	406.67
Exceptional items	-	-
<b>Net cash generated from operating activities</b>	(170.92)	406.67
<b>B. Cash flow from Investing Activities:</b>		
Purchase of property, plant and equipments /intangible assets	-	(38.91)
Sale of tangible/intangible assets	23.31	159.62
Dividend received	1.19	1.01
Interest received	48.78	95.37
(Increase)/Decrease in current investments	84.84	(76.29)
Investment in Subsidiary	0.11	(7.24)
<b>Net cash from investing activities</b>	158.23	133.56
<b>C. Cash flow from Financing Activities</b>		
Repayment of Long Term borrowings	60.43	42.07
Net Proceeds / repayment of short term borrowings	(18.65)	(384.20)
Finance Cost	(51.69)	(159.30)
<b>Net cash used in Financing Activities</b>	(9.91)	(501.43)
<b>Net increase in cash and cash equivalents</b>	(22.60)	38.80
Cash and Bank balances at the beginning of the year	56.34	17.54
<b>Cash and Bank balances at the end of the year</b>	33.74	56.34
<b>Reconciliation of Cash and Bank balances with the Balance sheet</b>		
Cash and Cash equivalents as per Balance Sheet	41.60	64.20
Less: Bank Balances not considered as Cash and Cash equivalents		
Unpaid dividend	7.86	7.86
<b>Net Cash and Cash equivalents at the year end</b>	33.74	56.34

Place : Mumbai  
 Date : 10.11.2021



For and on behalf of the Board  
  
 Purusottamdas Patodia  
 Chairman and Managing Director  
 DIN 00032088

**PRIME URBAN DEVELOPMENT INDIA LIMITED**

CIN NO.L70200TZ1936PLC000001

Registered Office : Door No.83, Plot No.4, 3rd Floor, Near Petrol Bunk, Avinashi Road, Asher Nagar, Tirupur - 641 603, Tamil Nadu, India

Email: companysecretary@ptonline.com; Website: www.ptonline.com

STANDALONE - SEGMENT WISE REVENUE, RESULTS AND CAPITAL EMPLOYED FOR THE QUARTER AND HALF YEAR ENDED 30TH, SEPTEMBER, 2021							Rs. in Lakhs
SI. nos.	Particulars	Quarter ended			Half Year Ended		Year Ended
		30.09.2021	30.06.2021	30.09.2020	30.09.2021	30.09.2020	31.03.2021
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
<b>1</b>	<b>Segment Revenue:-</b>						
	a. Segment - Realty	(0.00)	224.34	-	224.34	-	755.32
	b. Segment - Textiles	-	-	-	-	-	-
	<b>Total</b>	<b>(0.00)</b>	<b>224.34</b>	<b>-</b>	<b>224.34</b>	<b>-</b>	<b>755.32</b>
<b>2</b>	<b>Segment Results:-</b>						
	<i>Profit/(Loss) before tax, interest and exceptional items from each segment</i>						
	a. Segment - Realty	(50.63)	(37.61)	138.67	(88.24)	102.35	17.34
	b. Segment - Textiles	-	-	-	-	-	-
	<b>Total</b>	<b>(50.63)</b>	<b>(37.61)</b>	<b>138.67</b>	<b>(88.24)</b>	<b>102.35</b>	<b>17.34</b>
	<b>Less:</b>						
	a. Finance Costs	(25.89)	(25.80)	(39.50)	(51.69)	(85.40)	(159.30)
	b. Unallocable expenditure	0.65	(0.65)	(0.60)	-	(1.10)	(4.05)
	<b>Profit/(Loss) before tax and extraordinary items</b>	<b>(75.87)</b>	<b>(64.06)</b>	<b>98.47</b>	<b>(139.93)</b>	<b>15.85</b>	<b>(146.01)</b>
	Less: Extraordinary items						
	<b>Profit/(Loss) before tax</b>	<b>(75.87)</b>	<b>(64.06)</b>	<b>98.47</b>	<b>(139.93)</b>	<b>15.85</b>	<b>(146.01)</b>
<b>3</b>	<b>Capital Employed</b>						
	a. Segment - Realty	1,986.17	2,010.49	2,892.37	1,986.17	2,892.37	2,067.85
	b. Segment - Textiles	-	-	-	-	-	-
	<b>Total</b>	<b>1,986.17</b>	<b>2,010.49</b>	<b>2,892.37</b>	<b>1,986.17</b>	<b>2,892.37</b>	<b>2,067.85</b>

Place : Mumbai  
Date : 10.11.2021

For and on behalf of the Board

  
 Purusottamas Patodia  
 Chairman and Managing Director  
 DIN 00032088





**INDEPENDENT AUDITORS REVIEW REPORT ON REVIEW OF INTERIM STANDALONE FINANCIAL RESULTS**

**To the Board of directors of  
Prime Urban Development India Limited**

1. We have reviewed the accompanying statement of unaudited standalone financial results of **Prime Urban Development India Limited** for the quarter and half year ended September 30, 2021 ("the Statement") being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. This statement is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to issue a report on these financial statements based on our review.
2. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
3. We draw your attention to the Note No 3 to the financial results regarding the assessment made by Management relating to impact of COVID -19 pandemic on the operations of the company.
4. Based on our review conducted as above nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with applicable Indian Accounting Standards (IND AS) and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with the circular issued from time to time, including the manner in which it is to be disclosed, or that it contains any material misstatement.

**For L U Krishnan & Co.**  
**Chartered Accountants**  
**Firm's Registration No: 001527S**



*Manoj*  
**P K Manoj**  
**Partner**

**Membership No.207550**  
**UDIN: 21207550AAAAGG9063**

**Place: Chennai**  
**Date: 10.11.2021**



**PRIME URBAN DEVELOPMENT INDIA LIMITED**

CIN NO.L70200TZ1936PLC000001

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Email: companysecretary@ptlonline.com; Website: www.ptlonline.com

**Part I - Statement of Unaudited Consolidated Financial Results for the Quarter and Half Year Ended 30th September, 2021**

Rs. in Lakhs except per share data

Sr. No	Particulars	Quarter ended			Half Year ended		Year Ended
		30.09.2021	30.06.2021	30.09.2020	30.09.2021	30.09.2020	31.03.2021
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	<b>Income from Operations</b>	209.55	526.46	176.75	736.01	210.52	2,059.30
a	Revenue from Operations	8.90	6.34	193.78	15.24	220.56	272.11
b	Other Income	218.45	532.80	369.53	751.25	431.08	2,331.41
	<b>Total income</b>						
2	<b>Expenses</b>	(0.00)	10.24	-	10.24	-	430.20
a	Cost of Land Sold / land development cost/cost of villa	44.90	163.96	65.02	208.86	82.54	661.01
b	Purchase of Stock in Trade	31.80	207.68	0.19	239.48	1.14	666.46
c	Changes in inventories of stock in trade	133.14	160.38	52.95	293.52	81.47	378.71
d	Employee Benefit expenses	25.89	25.80	34.25	51.69	105.54	176.69
e	Finance cost	5.51	8.29	9.05	13.80	18.09	32.60
f	Depreciation and Amortisation expense	59.27	19.55	48.86	78.82	68.81	156.05
g	Other Expenses	300.51	595.90	210.32	896.41	357.59	2,501.72
	<b>Total expenses</b>	(82.06)	(63.10)	159.21	(145.16)	73.49	(170.31)
3	<b>Profit / (Loss) before tax and exceptional/extraordinary items (1-2)</b>	-	-	159.21	-	-	-
4	Exceptional Items	(82.06)	(63.10)	159.21	(145.16)	73.49	(170.31)
5	<b>Profit / (Loss) before extraordinary and tax (3 + 4)</b>	-	-	-	-	-	-
6	Extraordinary items	(82.06)	(63.10)	159.21	(145.16)	73.49	(170.31)
7	<b>Profit / (Loss) before tax (5 + 6)</b>	-	-	-	-	-	(0.08)
a)	Tax expenses	-	-	-	-	-	(0.03)
b)	MAT Credit entitlement for the year / reversed for earlier years	-	-	-	-	-	1.24
c)	Deferred Tax Liability	-	-	(2.30)	-	(2.30)	(2.30)
d)	Income Tax for Prior Year	(82.06)	(63.10)	156.91	(145.16)	71.19	(171.48)
9	<b>Net Profit / (Loss) after tax (7 + 8)</b>	(0.03)	-	-	0.11	-	0.87
10	<b>Other Comprehensive income, net of income tax</b>	(82.09)	(63.10)	156.91	(145.05)	71.19	(170.61)
	<b>Impact on remeasurement of Employees Benefit and Currency exchange rate</b>						
11	<b>Total Comprehensive income (9+10)</b>	532.87	532.87	532.87	532.87	532.87	532.87
12	Paid up Equity Share Capital (Face value Rs.2 per share )						(405.91)
13	Reserves excluding revaluation reserve (as per balancesheet of previous accounting year)						
14	i Earning Per Share (before extraordinary and exceptional items)(not annualised)	(0.31)	(0.24)	0.59	(0.54)	0.27	(0.64)
	Basic and Diluted						
	ii Earning Per Share (after extraordinary and exceptional items)(not annualised)	(0.31)	(0.24)	0.59	(0.54)	0.27	(0.64)
	Basic and Diluted						

- NOTES:**
- The Unaudited Consolidated Financial Results have been prepared in accordance with the recognition and measurement Principles provided in Indian Accounting Standards (Ind AS 34), the provisions of the Companies Act, 2013 (the Act), as applicable and guidelines issued by the Securities and Exchange Board of India (SEBI) under SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, as amended.
  - The above results were reviewed by the Audit Committee and approved by the Board of Directors at their Meeting held on November 10, 2021. The Statutory Auditors have carried out a Limited Review of aforesaid results in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015
  - The Company's operations have been adversely affected because of Covid 19 Pandemic during the last about one and half years and the Company considered the possible impact of the Pandemic in preparation of the above financial results. The Company will continue to closely monitor any material changes to future economic conditions.
  - The figures for the corresponding previous period/year's have been regrouped/reclassified wherever necessary, to make them comparable.
  - The above Unaudited Financial Results are available on the Company's website www.ptlonline.com and on the website of BSE Ltd -www.bseindia.com.

Place : Mumbai  
Date : 10.11.2021



For and on behalf of the Board  
*(Signature)*  
Purusottamas Patodia  
Chairman and Managing Director  
DIN 00032088

**PRIME URBAN DEVELOPMENT INDIA LIMITED**

CIN NO.L70200TZ1936PLC000001

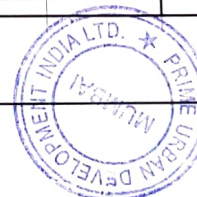
Registered Office : Door No.83, Plot No.4, 3rd Floor, Near Petrol Bunk, Avinashi Road, Asher Nagar, Tirupur - 641 603, Tamil Nadu, India

Email: companysecretary@ptlonline.com; Website: www.ptlonline.com

Rs. Lakhs

CONSOLIDATED STATEMENT OF ASSETS AND LIABILITIES		As at	As at
		30.09.2021	31.03.2021
		Unaudited	Audited
<b>A</b>	<b>ASSETS</b>		
<b>1</b>	<b>Non-current assets</b>		
	Property, Plant and Equipment	470.55	515.33
	<b>Financial Assets</b>		
	a. Non current investments	5.00	5.00
	(i) Other Investments	5.50	5.50
	(ii) Long term Loans and Advances	34.02	29.86
	(iii) Other Financial Assets	16.96	16.96
	b. Deferred Tax Assets		
	<b>Sub-total Non current assets</b>	<b>532.03</b>	<b>572.66</b>
<b>2</b>	<b>Current Assets</b>	1,158.88	1,408.60
	Inventories		
	<b>Financial Assets</b>	0.00	83.33
	Current investments	97.93	317.93
	Trade receivables	52.04	100.70
	Cash and Cash equivalents	7.86	7.86
	Other Bank balances	-	-
	Loans to Corporates	262.83	275.90
	Loans to others	224.47	223.96
	Current Tax Assets (Net)	898.69	648.16
	Other current assets	2,702.70	3,066.44
	<b>Sub-total Current assets</b>	<b>3,234.73</b>	<b>3,639.09</b>
	<b>Total Assets</b>		
<b>B</b>	<b>EQUITY AND LIABILITIES</b>		
<b>1</b>	<b>EQUITY</b>	532.87	532.87
	a. Equity	(550.88)	(405.91)
	b. Other Equity		
	<b>Sub-total - Equity</b>	<b>(18.01)</b>	<b>126.96</b>
	<b>LIABILITIES</b>		
<b>2</b>	<b>Non current liabilities</b>		
	<b>Financial Liabilities</b>	49.92	58.07
	a. Other Financial Liabilities		
	<b>Sub-total - Non current liabilities</b>	<b>49.92</b>	<b>58.07</b>
<b>3</b>	<b>Current Liabilities</b>		
	<b>Financial Liabilities</b>	1,201.13	1,206.21
	a. Current Borrowings	431.43	394.42
	b. Trade payables	1,470.49	1,452.94
	c. Other Financial Liabilities	99.70	400.43
	Other Current Liabilities	0.07	0.06
	Provisions	3,202.82	3,454.06
	<b>Sub-total - Current liabilities</b>	<b>3,234.73</b>	<b>3,639.09</b>
	<b>Total Equity and Liabilities</b>		

Place : Mumbai  
Date : 10.11.2021



For and on behalf of Board

Purusottamdas Patola  
Chairman and Managing Director  
DIN 00032088




**PRIME URBAN DEVELOPMENT INDIA LIMITED**  
 Registered Office: Door No.83, Plot No. 4, 3rd Floor, Near Petrol Bunk, Avnash Road, Asher Nagar, Tirupur 641 601  
**CONSOLIDATED STATEMENT OF CASH FLOW**

Particulars	Rs. In Lakhs	
	Half Year ended 30.09.2021	Year Ended 31.3.2021
	Unaudited	Audited
<b>A. Cash Flow from Operating Activities</b>	(145.16)	(169.22)
Net Profit/(Loss) before tax, exceptional items and after other comprehensive Income		
Adjustments for:	13.80	32.60
Depreciation and amortisation expenses	-	-
Provision for diminution in value of Investment in Subsidiary companies	0.07	(5.81)
Unrealised gain on Intra group transactions	-	-
Bad debts written off	7.68	-
(Profit)/ Loss on sale of property, plant and equipment (net)	(13.14)	(25.10)
Interest income	(1.19)	(1.01)
Dividend Income	51.69	176.67
Finance Cost	0.11	(0.22)
Exchange difference recognized in Investment in foreign currency	(86.14)	7.91
<b>Operating profit before working capital changes</b>		
Changes in Working Capital:	37.01	315.56
Increase / (Decrease) in trade payables	0.01	(0.09)
Increase / (Decrease) in provisions	17.55	(1.40)
Increase / (Decrease) in other financial liabilities	(300.73)	215.59
Increase / (Decrease) in other current liabilities	-	4.43
(Increase) / Decrease in margin money and unpaid dividend	220.01	(259.46)
(Increase) / Decrease in trade receivables	249.71	942.74
(Increase) / Decrease in inventories	13.07	105.72
(Increase) / Decrease in short term loans and advances	(4.16)	3.13
(Increase) / Decrease in other financial assets	(250.53)	(213.93)
(Increase) / Decrease in other current assets	(0.00)	-
(Increase) / Decrease in long term loans and advances		
<b>Cash Generated from Operations</b>	(104.21)	1,120.20
Taxes paid (net of refunds)	(0.51)	7.83
<b>Net cash generated from operations before exceptional items</b>	(104.72)	1,128.03
Exceptional items	-	-
<b>Net cash generated from operating activities</b>	(104.72)	1,128.03
<b>B. Cash flow from Investing Activities:</b>		
Purchase of property, plant and equipment/intangible assets	-	(38.91)
Purchase of property, plant and equipment/intangible assets	23.31	159.62
Sale of tangible/intangible assets	13.14	25.10
Interest received	1.19	1.01
Dividend received	83.33	(83.33)
(increase)/Decrease in current investments		
<b>Net cash from investing activities</b>	120.98	63.49
<b>C. Cash flow from Financing Activities</b>	(51.69)	(176.67)
Finance Cost	(5.08)	(1,004.81)
Increase / (Decrease) in short term borrowings	(8.15)	24.96
Proceeds from Long Term borrowings		
<b>Net cash used in Financing Activities</b>	(64.92)	(1,156.52)
<b>Net increase in cash and Cash equivalents</b>	(48.66)	35.00
Cash and Cash Equivalents at the beginning of the year	100.70	65.70
<b>Cash and Cash equivalents at the end of the year</b>	52.04	100.70
<b>Reconciliation of Cash and Cash equivalents with the Balance sheet</b>	59.90	108.56
Cash and Cash equivalents as per Balance Sheet		
Less : Bank Balances not considered as Cash and Cash equivalents		
Unpaid dividend	7.86	7.86
Other Deposits	-	-
<b>Net Cash and Cash equivalents at the year end</b>	52.04	100.70

Place Mumbai  
 Date 10.11.2021



For and on behalf of the Board  
  
 Purushottam Das Patodia  
 Chairman and Managing Director  
 (Din No: 00032088)

**PRIME URBAN DEVELOPMENT INDIA LIMITED**

CIN NO.L70200TZ1936PLC000001

Registered Office : Door No.83, Plot No.4, 3rd Floor, Near Petrol Bunk, Avinashi Road, Ashe Nagar, Tirupur - 641 603 ,Tamil Nadu, India

Email: companysecretary@ptonline.com; Website: www.ptonline.com

**CONSOLIDATED - SEGMENT WISE REVENUE, RESULTS AND CAPITAL EMPLOYED FOR THE QUARTER AND HALF YEAR ENDED 30th SEPTEMBER, 2021.**

Rs. in Lakhs

Sl. nos.	Particulars	Quarter ended			Half Year ended		Year Ended
		30.09.2021	30.06.2021	30.09.2020	30.09.2021	30.09.2020	31.03.2021
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
<b>1</b>	<b>Segment Revenue:-</b>						
	a. Segment - Realty	209.55	526.46	175.75	736.01	210.52	2,059.30
	b. Segment - Textiles	-	-	-	-	-	-
	<b>Total</b>	<b>209.55</b>	<b>526.46</b>	<b>175.75</b>	<b>736.01</b>	<b>210.52</b>	<b>2,059.30</b>
<b>2</b>	<b>Segment Results:-</b>						
	<b>Profit/(Loss) before tax, interest and exceptional items from each segment</b>						
	a. Segment - Realty	(56.82)	(36.65)	194.06	(93.47)	180.13	10.44
	b. Segment - Textiles	-	-	-	-	-	-
	<b>Total</b>	<b>(56.82)</b>	<b>(36.65)</b>	<b>194.06</b>	<b>(93.47)</b>	<b>180.13</b>	<b>10.44</b>
	<b>Less:</b>						
	a. Finance Costs	(25.89)	(25.80)	(34.25)	(51.69)	(105.54)	(176.70)
	b. Unallocable expenditure	0.65	(0.65)	(0.60)	-	(1.10)	(4.05)
	<b>Profit/(Loss) before tax and extraordinary items</b>	<b>(82.06)</b>	<b>(63.10)</b>	<b>159.21</b>	<b>(145.16)</b>	<b>73.49</b>	<b>(170.31)</b>
	Less Extraordinary items	-	-	-	-	-	-
	<b>Profit/(Loss) before tax</b>	<b>(82.06)</b>	<b>(63.10)</b>	<b>159.21</b>	<b>(145.16)</b>	<b>73.49</b>	<b>(170.31)</b>
<b>3</b>	<b>Capital Employed</b>						
	a. Segment - Realty	1,233.04	2,284.03	2,431.65	1,233.04	2,431.65	1,391.24
	b. Segment - Textiles	-	-	-	-	-	-
	<b>Total</b>	<b>1,233.04</b>	<b>2,284.03</b>	<b>2,431.65</b>	<b>1,233.04</b>	<b>2,431.65</b>	<b>1,391.24</b>

For and on behalf of Board

Purusottamdas Palooia

Chairman and Managing Director

DIN 00032088

Place : Mumbai

Date : 10.11.2021





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

**TO THE BOARD OF DIRECTORS OF**

**PRIME URBAN DEVELOPMENT INDIA LIMITED**

1. We have reviewed the accompanying Statement of Consolidated Unaudited Financial Results of **Prime Urban Development India Ltd** ("the Parent Company") and its subsidiaries (the Parent and its subsidiaries together referred to as "the Group"), and its share of the net loss and total comprehensive loss of its associates for the quarter and half year ended September 30, 2021 ("the Statement") being submitted by the Parent pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
2. This Statement, which is the responsibility of the Parent's Management and approved by the Parent's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing specified under Section 143(10) of the Companies Act, 2013 and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

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



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

ATL Textile Processors Limited	Wholly owned Subsidiary
Pee Dee Yarn Processors Limited (Refer Note)	Wholly owned Subsidiary
Manoj Yarn Processors Limited	Wholly owned Subsidiary
Patodia Developers Private Limited (Refer Note)	Wholly owned Subsidiary
Srivarsha Realtors Private Limited	Wholly owned Subsidiary
New Line Buildtech Private Limited	Wholly owned Subsidiary
Prime Urban North America INC	Wholly owned Subsidiary
Prime Developers (Partnership Firm)	Associates
Prime Newline AOP (Association of Persons)	Associates
Prime Mall Developers (Partnership Firm)	Associates
Prime Urban Developers (Partnership Firm)	Associates
Prathan City Developers (LLP)	Associates

Note: Applied for name Strike Off with the Registrar of Companies on 30.03.2021.

5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of the other auditors referred to in paragraph 6 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.

#### Emphasis of Matter

6. We draw your attention that Prime Urban North America INC a Wholly owned Subsidiary whose interim financial information for the period ended on September 30, 2021 has not reviewed, which reflects total assets of Rs. 523 lakhs as at September 30, 2021 and total revenues of Rs. 133.80 lakhs and Rs. 413.85 lakhs, total net loss of Rs. 5.20 lakhs and Rs. 3.23 lakhs, and total comprehensive loss of Rs. 5.20 lakhs and Rs.3.23 lakhs for the quarter ended September 30, 2021 and for the period from April 01, 2021 to September 30, 2021 respectively and net cash flows of Rs. 2.09 lakhs for the period from April 01, 2021 to September 30, 2021 which are material to the Group.

Our conclusion on the Statement is not modified in respect of the above matters





7. We did not review the interim financial information of subsidiaries included in the consolidated unaudited financial results, whose interim financial information reflects total assets of Rs.598 lakhs as at September 30, 2021 and total revenues of Rs. 165.58 lakhs and Rs.456.65, total net loss of Rs. 6.64 lakhs and Rs.6.11 lakhs, and total comprehensive loss of Rs.6.64 lakhs and Rs.6.11 lakhs for the quarter ended September 30, 2021 and for the period from April 01,2021 to September 30,2021 respectively and net cash flows of Rs. 13.38 lakhs for the period from April 01,2021 to September 30, 2021 as considered in the consolidated unaudited financial results. The consolidated unaudited financial results also includes the Group's share of total net loss of Rs. 34.86 lakhs and Rs.72.37 lakhs and total comprehensive loss of Rs. 34.86 lakhs and 72.37 lakhs for the quarter ended September 30, 2021 and for the period from April 01,2021 to September 30, 2021 respectively as considered in the consolidated unaudited financial results in respect of associates, whose interim financial information have not been reviewed by us. These interim financial informations have not been reviewed by other auditors and our conclusion on the Statements, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries and associates, is based solely on the reports furnished by the management and the procedures performed by us as stated in paragraph 3 above.

The above figures also include the figures from the financial statements of Pee Dee Yarn Processors Limited whose financial statements reflect total revenue of Rs. NIL lakhs and Rs. NIL lakhs, total net loss of Rs. NIL lakhs and Rs. NIL lakhs for the quarter and for the period from April 01, 2021 to September 30, 2021 respectively, and Patodia Developers Private Limited whose financial statements reflect total revenue of Rs. NIL and Rs. NIL lakhs, total net loss of Rs. NIL lakhs and NIL lakhs for the quarter and for the period from April 01, 2021 to September 30, 2021 respectively which were inoperative and has applied to the Registrar of Companies for Striking off their names from the register on 30.03.2021 under section 248(2) of the Companies Act, 2013.

Our conclusion on the Statement is not modified in respect of the above matters.

8. The consolidated unaudited financial results include the interim financial information of subsidiaries except for the Prime Urban North America INC referred to para 6 above which have not been reviewed/audited by their auditors, whose interim financial information reflect total assets of Rs. 75 lakhs as at September 30, 2021 and total revenues of Rs. 31.78 lakhs and Rs. 42.80 lakhs, total net loss of Rs. 1.43 lakhs and Rs.2.88 lakhs and total comprehensive loss of Rs.1.43 lakhs and Rs. 2.88 lakhs for the quarter and half year ended September 30, 2021 respectively and cash flows of Rs. 11.28 lakhs for the period from April 01,2021 to September 30, 2021 as considered in the consolidated unaudited financial results. The consolidated unaudited financial results also includes the Group's share of total net loss of Rs. 34.86 lakhs and Rs.72.37 lakhs and total comprehensive loss Rs. 34.86 lakhs and 72.37 lakhs for the quarter and half year ended September 30, 2021 respectively as considered in the consolidated unaudited financial results in respect of associates, based on their interim financial information which have not been reviewed/audited by their auditors. According to the information and explanations given to us by the Management, these financial results are not material to the Group.

Our conclusion on the Statement is not modified in respect of the above matter.



9. We draw your attention to the Note No 3 to the financial results regarding the assessment made by Management relating to impact of COVID -19 pandemic on the operations of the company.

For L U Krishnan & Co.  
Chartered Accountants  
Firm's Registration No: 001527S



P.K Manoj  
Partner

Place: Chennai  
Date: 10.11.2021

Membership No.207550  
UDIN: 21207550AAAAGH4903