Date: 12th February, 2024

To
The National Stock Exchange of India Limited
Exchange Plaza,
Plot no. C/1, C Block
Bandra-Kurla Complex
Bandra (E)
Mumbai - 400 051

Dear Sir/ Madam,

Scrip Code: PANSARI

Sub: Outcome of Board Meeting and Submission of Un-audited Financial Results for the Third Quarter ended 31st December, 2023.

This is to inform you that the Board of Directors in their meeting held today i.e. **Monday** the 12th **day of February, 2024 Commenced at 2:00 P.M and Concluded at 5:30 P.M.** have approved the Unaudited Financial Results of the Company for the Third Quarter ended 31st December, 2023. Pursuant to Regulation 33 of SEBI (LODR) Regulations, 2015, we are enclosing herewith:

1. Statement of Unaudited Financial Results for the Third Quarter ended 31st December, 2023.
2. Limited Review Report

This is for your information and records.

Thanking You,

Yours Sincerely,

For **Pansari Developers Limited**

PRIYANKA SINGH
Digitally signed by PRIYANKA SINGH
Date: 2024.02.12 18:11:32 +05'30'

Priyanka Singh
Company Secretary
Mem. No.: A49776

Encl: As above

GARV & Associates
Chartered Accountants

27A Hazra Road
Kolkata 700 029
Phone : +91 (33) 40404743 / 4744
E-mail : info@garvca.com
Website : www.garvca.com

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

Review Report to

The Board of Directors Pansari Developers Limited

1. We have reviewed the accompanying Statement of Unaudited Ind AS Consolidated Financial Results of Pansari Developers Limited ("the Parent"), which includes its jointly controlled entities (the Parent and its entities together referred to as the "Group") and its share of net profit/(loss) after tax and total comprehensive income of its jointly controlled entities for the quarter and Nine month ended 31st December, 2023 attached herewith being submitted by the Parent pursuant to the requirements 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 Ind AS-34 "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India. Our responsibility is to issue a report on the Unaudited Consolidated financial Statement based on our review.

3. We conducted our review in accordance with the Standard on Review Engagement (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 provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

GARV & Associates KOLKATA Chartered Accountants

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E-mail : info@garvca.com
Website : www.garvca.com

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

   a) Unipon Developers LLP
   b) Papillon Developers LLP
   c) Purti NPR Developers LLP (Formally Known as "Yogadhipa Promoters LLP")

5. We did not review the interim financial results of jointly controlled entities included in the consolidated unaudited financial results; whose financial information reflects total revenue of Rs 16.36 lakhs and 107.60 lakhs and net profit after tax of Rs, 0.07 lakhs and Rs. 7.66 lakhs for the Quarter and Nine Month ended on 31st December 2023 respectively, as considered in the consolidated unaudited Ind AS financial results. The unaudited interim financial results and other unaudited financial information of these jointly controlled entities have not been reviewed by their auditors and have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the affairs of these entities is based solely on such unaudited interim financial results and other unaudited financial information.

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

For G A R V & ASSOCIATES
Chartered Accountants
Firm Registration No. 301094E

G A R V & Associates KOLKATA Chartered Accountants

Anshuma

(ANSHUMA RUSTAGI)
Partner
Membership No.: 062957

Date: 12th February, 2024
Place: Kolkata
UDIN: 24062957BKCTHG1909

PANSARI DEVELOPERS LIMITED

Corporate Identity Number : L72200WB1996PLC079438

Statement of Unaudited Financial Results for the Quarter/Nine Month ended 31st December,2023

(Rs in Lakh)

Sl. No.	Particulars	Consolidated					
		Quarter Ended			Nine Month Ended		Year Ended
		31st December 2023	30th September 2023	31st December 2022	31st December 2023	31st December 2022	31st March 2023
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	**Income from Operations**						
	(a) Revenue from Operations	3,022.30	600.74	858.38	4,426.81	1,862.81	2,318.20
	(b) Other Income	109.35	132.72	16.08	302.33	26.73	81.17
	Total Income	**3,131.65**	**733.46**	**874.45**	**4,729.14**	**1,889.54**	**2,399.37**
2	**Expenditure**						
	(a) Opreating Cost	1,660.82	561.25	675.66	2,750.45	1,621.29	3,211.91
	(b) Changes in Inventories	935.41	(162.07)	35.92	774.34	(252.77)	(1,613.20)
	(c) Employee Benefits Expenses	20.66	28.36	19.38	71.44	65.87	86.19
	(d) Finance Cost	125.52	122.23	5.51	358.42	24.09	79.13
	(e) Depreciation and Amortisation Expenses	44.58	44.66	47.91	133.66	136.08	185.85
	(f) Other Expenses	78.45	43.17	12.08	173.96	91.65	177.88
3	**Total Expenses**	**2,865.44**	**637.59**	**796.45**	**4,262.27**	**1,686.21**	**2,127.75**
4	**Profit before Exceptional Items**	**266.21**	**95.87**	**78.00**	**466.87**	**203.33**	**271.61**
5	**Add :** Exceptional Item	-	-	-			
6	**Profit before Tax**	**266.21**	**95.87**	**78.00**	**466.87**	**203.33**	**271.61**
	Less : Tax Expense						
	(a) Current Tax	39.28	9.61	12.26	69.84	33.07	46.36
	(b) Mat Credit Entitlement	21.26	4.10	5.51	27.15	10.74	14.82
	(c) Deferred Tax	(1.28)	1.16	(0.27)	(0.91)	4.04	6.19
	(d) Income tax for Earlier year	0.01	(0.84)	-	(0.83)	2.57	3.17
7	**Total Tax**	**59.28**	**14.03**	**17.49**	**95.24**	**50.42**	**70.55**
8	**Net Profit**	**206.93**	**81.84**	**60.50**	**371.63**	**152.91**	**201.07**
	Other Comprehensive income (After tax)						
	(a) Items that cannot be Reclassified to P&L A/c	-					
	Re-measurement income/ (loss) on defined benefit plans	-	-		-	-	7.74
	Income tax relating to above items	-	-		-	-	(2.15)
	Fair Value through OCI of Equity Investment	0.00	0.16	(2.63)	0.43	0.15	0.37
	b) Income tax relating to above items	(0.00)	(0.02)	0.72	(0.05)	-	(0.04)
9	Total Other comprehensive income (a+b)	**0.00**	**0.14**	**(1.91)**	**0.38**	**0.15**	**5.91**
10	Total comprehensive income for the period (8+9)	**206.93**	**81.98**	**58.60**	**372.02**	**153.06**	**206.98**
	Paid Up Share Capital (Face Value Rs 10 each)	1,744.68	1,744.68	1,744.68	1744.68	1744.68	1744.68
	Earning per share (Face Value Rs 10 each)						
	(a) Basic	1.19	0.47	0.35	2.13	0.88	1.15
	(b) Diluted	1.19	0.47	0.35	2.13	0.88	1.15

Notes:

(a) The Consolidated Financial Results of the Company for the Quarter ended 31st December,2023 have been reviewed and recommended by the Audit Committee and approved by the Board of Directors of the Company in their respective meetings held on 12th February,2024 . The Statutory Auditors of the Company have carried out Audit of these results and the results are being published in accordance with Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

(b) The Consoliadted financial results of the company have been prepared in accordance with Indian Accounting Standard (IND AS) notified under the companies (Indian Accounting Standard) Rules 2015 as ammended by the companies (Indian Accounting Standard) (Ammendement) Rules 2016. The company adopted IND AS from 01.04.2021 and accordingly these Financial Results (Incuding for all the periods periods presented in accordance with IND AS 101 first time adoption of Accouting Standards) have been prepared.

(c) The company does not have any extraordinary or exceptional items to report for the above period

(d) The Company does not have more than one reportable segment.

(e) Comparative figures have been rearranged / regrouped wherever necessary.

(f) The IND AS compliant corresponding figures in the previous years have not been subjected to review/audit however the company's management has exercised necessary due deligence to insure that such financial results provide true and fair view of its affairs

(g) The figures for the quarter ended 31st December,2023 are the balancing figure between the Unaudited figures in respect of nine month ended 31st December,2022 and Published Figure upto the end of the 2nd quater ended 30th September,2023

(h) figures of the Previous Periods have been re-arranged/regrouped where necessary to make them comparable.

For Pansari Developers Limited

For and on behalf of the board

Mahesh Kumar Agarwal

(Managing Director & Chairman)

(DIN No. 00480731)

Mahesh Agarwal

Chairman & Managing Director

[DIN: 00480731]

Place : Kolkata

Date : 12th February,2024

G A R V & Associates Chartered Accountants KOLKATA