



PRIME

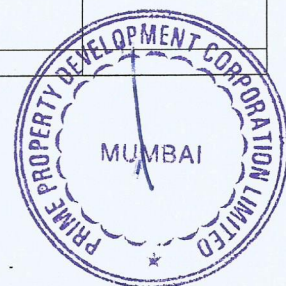
PROPERTY DEVELOPMENT CORPORATION LTD.

In Lakhs

STATEMENT OF AUDITED STANDALONE RESULTS FOR THE PERIOD ENDED 31ST MARCH 2021

STANDALONE RESULTS

Sr. No.	Particulars	Quarter ended			Year Ended	
		31.03.2021 Audited	31.12.2020 UnAudited	31.03.2020 Audited	31.03.2021 Audited	31.03.2020 Audited
I	Revenue related to operations	-	-	-	-	363.00
II	Other income	102.69	7.01	23.58	127.63	60.46
III	Total Income (I + II)	102.69	7.01	23.58	127.63	423.46
IV	Expenses:					
	(a) Cost of materials consumed	-	-	-	-	15.30
	(b) Purchases of stock-in-trade	-	-	-	-	-
	(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	-	-	-	-	-
	(d) Employee benefits expense	18.06	7.98	23.17	37.73	54.78
	(e) Finance Costs	1.82	10.07	-	11.89	-
	(f) Depreciation and amortisation expense	1.91	1.85	2.14	7.93	8.44
	(g) Other expenses	101.13	2,038.01	35.11	2,183.01	188.42
	Total expenses (IV)	122.93	2,057.91	60.42	2,240.56	266.94
V	Profit / (Loss) before exceptional items and tax (I - IV)	(20.23)	(2,050.90)	(36.84)	(2,112.93)	156.52
VI	Exceptional items	-	-	-	-	-
VII	Profit / (Loss) before extraordinary items and tax (V - VI)	(20.23)	(2,050.90)	(36.84)	(2,112.93)	156.52
VIII	Tax expense:					
	- Current tax	(28.30)	-	(3.75)	(28.30)	0.10
	- Deferred tax	0.18	-	1.56	0.18	1.56
	Total Tax Expense	(28.12)	-	(2.19)	(28.12)	1.67
IX	Profit / (Loss) for the period from continuing operations (VII - VIII)	7.88	(2,050.90)	(34.66)	(2,084.82)	154.86
X	Profit / (Loss) from discontinued operations	-	-	-	-	-
XI	Tax expense of discontinued operations	-	-	-	-	-
XII	Profit / (Loss) from discontinued operations (after tax) (X - XI)	-	-	-	-	-
XIII	Profit (Loss) for the period (IX + XII)	7.88	(2,050.90)	(34.66)	(2,084.82)	154.86
XIV	Other Comprehensive income					
	A. (i) Items that will not be reclassified to profit or loss	6.49	0.66	1.87	7.45	6.63
	(ii) Income tax relating to items that will not be reclassified to profit or loss	-	-	-	-	-
	B. (i) Items that will be reclassified to profit or loss	-	-	-	-	-
	(ii) Income tax relating to items that will be reclassified to profit or loss	-	-	-	-	-



CIN : L67120MH1992PLC070121

BUILDERS & DEVELOPERS

101, SONI HOUSE, PLOT NO. 34, GULMOHAR ROAD NO. 1, JUHU SCHEME, VILE PARLE (W), MUMBAI - 400 049.
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PROPERTY DEVELOPMENT CORPORATION LTD.

STATEMENT OF AUDITED STANDALONE RESULTS FOR THE PERIOD ENDED 31ST MARCH 2021						
STANDALONE RESULTS						
Sr. No.	Particulars	Quarter ended			Year Ended	
		31.03.2021 Audited	31.12.2020 UnAudited	31.03.2020 Audited	31.03.2021 Audited	31.03.2020 Audited
XV	Total Comprehensive Income for the period (XIII+XIV) Comprising Profit (Loss) and Other comprehensive Income for the period)	14.37	(2,050.24)	(32.79)	(2,077.37)	161.48
XVI	Paid-up equity share capital (Face value of Rs. 5/- each)	848.55	848.55	848.55	848.55	848.55
XVII	Reserve excluding Revaluation reserves as per balance sheet of previous accounting year				6,647.54	8,724.90
XVIII	Earnings per equity share (for continuing operation before Comprehensive Income):					
	(1) Basic	0.08	(12.08)	(0.19)	(12.24)	0.95
	(2) Diluted	0.08	(12.08)	(0.19)	(12.24)	0.95
XIX	Earnings per equity share (for discontinued operation):					
	(1) Basic	-	-	-	-	-
	(2) Diluted	-	-	-	-	-
XIX	Earnings per equity share (for discontinued operation):					
	(1) Basic	-	-	-	-	-
	(2) Diluted	-	-	-	-	-
XX	Earnings per equity share (for discontinued & continuing operation before Comprehensive Income)					
	(1) Basic	0.08	(12.08)	(0.19)	(12.24)	0.95
	(2) Diluted	0.08	(12.08)	(0.19)	(12.24)	0.95



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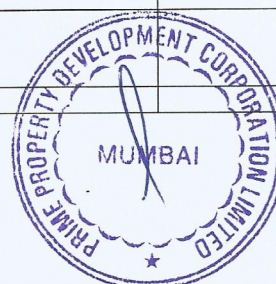
PROPERTY DEVELOPMENT CORPORATION LTD.

In Lakhs

STATEMENT OF AUDITED CONSOLIDATED RESULTS FOR THE PERIOD ENDED 31ST MARCH 2021

CONSOLIDATED RESULTS

Sr. No.	Particulars	Quarter ended			Year Ended	
		31.03.2021 Audited	31.12.2020 UnAudited	31.03.2020 Audited	31.03.2021 Audited	31.03.2020 Audited
I	Revenue related to operations		-		-	363.00
II	Other income	102.69	7.01	23.58	127.63	60.46
III	Total Income (I + II)	102.69	7.01	23.58	127.63	423.46
IV	Expenses:					
	(a) Cost of materials consumed	-		-		15.30
	(b) Purchases of stock-in-trade	-		-	-	-
	(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	-	-	-	-	-
	(d) Employee benefits expense	18.06	7.98	23.17	37.73	156.78
	(e) Finance Costs	3.92	11.99	1.74	19.62	6.55
	(f) Depreciation and amortisation expense	1.91	1.85	2.14	7.93	8.44
	(g) Other expenses	111.68	2,040.39	39.27	2,200.18	97.28
	Total expenses (IV)	135.57	2,062.21	66.32	2,265.46	284.35
V	Profit / (Loss) before exceptional items and tax (I - IV)	(32.88)	(2,055.20)	(42.74)	(2,137.83)	139.10
VI	Exceptional items	-	-	-	-	-
VII	Profit / (Loss) before extraordinary items and tax (V - VI)	(32.88)	(2,055.20)	(42.74)	(2,137.83)	139.10
VIII	Tax expense:					
	- Current tax	(28.30)	-	(3.75)	(28.30)	0.10
	- Deferred tax	0.18	-	1.56	0.18	1.56
	Total Tax Expense	(28.12)	-	(2.19)	(28.12)	1.67
IX	Profit / (Loss) for the period from continuing operations (VII - VIII)	(4.76)	(2,055.20)	(40.56)	(2,109.72)	137.44
X	Profit / (Loss) from discontinued operations					
XI	Tax expense of discontinued operations					
XII	Profit / (Loss) from discontinued operations (after tax) (X - XI)					
XIII	Profit (Loss) for the period (IX + XII)	(4.76)	(2,055.20)	(40.56)	(2,109.72)	137.44
XIV	Other Comprehensive income					
	A. (i) Items that will not be reclassified to profit or loss	6.49	0.66	1.87	7.45	6.63
	(ii) Income tax relating to items that will not be reclassified to profit or loss					
	B. (i) Items that will be reclassified to profit or loss					
	(ii) Income tax relating to items that will be reclassified to profit or loss					



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PROPERTY DEVELOPMENT CORPORATION LTD.

STATEMENT OF AUDITED CONSOLIDATED RESULTS FOR THE PERIOD ENDED 31ST MARCH 2021						
CONSOLIDATED RESULTS						
Sr. No.	Particulars	Quarter ended			Year Ended	
		31.03.2021 Audited	31.12.2020 UnAudited	31.03.2020 Audited	31.03.2021 Audited	31.03.2020 Audited
XV	Total Comprehensive Income for the period (XIII+XIV) Comprising Profit (Loss) and Other comprehensive Income for the period)	1.73	(2,054.54)	(38.69)	(2,102.27)	144.06
XVI	Paid-up equity share capital (Face value of Rs. 5/- each)	848.55	848.55	848.55	848.55	848.55
XVII	Reserve excluding Revaluation reserves as per balance sheet of previous accounting year				6,121.73	8,224.00
XVIII	Earnings per equity share (for continuing operation before Comprehensive Income):					
	(1) Basic	0.01	(12.11)	(0.23)	(12.39)	0.85
	(2) Diluted	0.01	(12.11)	(0.23)	(12.39)	0.85
XIX	Earnings per equity share (for discontinued operation):					
	(1) Basic	-	-	-	-	-
	(2) Diluted	-	-	-	-	-
XX	Earnings per equity share (for discontinued operation):					
	(1) Basic	-	-	-	-	-
	(2) Diluted	-	-	-	-	-
XX	Earnings per equity share (for discontinued & continuing operation before Comprehensive Income)					
	(1) Basic	0.01	(12.11)	(0.23)	(12.39)	0.85
	(2) Diluted	0.01	(12.11)	(0.23)	(12.39)	0.85



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PROPERTY DEVELOPMENT CORPORATION LTD.

Notes

- The Audited Standalone & Consolidated Financial Results for the Quarter and year ended 31st March, 2021, in respect of Prime Property Development Corporation Limited ('The Company') have been reviewed by the Audit committee and approved by the Board of Directors at its meeting held on Wednesday, the 30th day of June, 2021. The Statutory Auditors of the Company have carried out a Audit.
- The Consolidated financial result includes the financial results of the wholly owned subsidiary, Sea King-club Pvt. Ltd.
- The figures of the quarter ended 31st March, 2021 are the balancing figures between the audited figures in respect of the full financial year and the published year to date figures up to the third quarter of the current financial year.
- The Company has charged depreciation as per the provision of Schedule II of the Companies, Act 2013.
- The Provision for current taxation for the quarter and year ended 31st March 2021, is calculated and provided at applicable rates
 - Deferred Tax Liability for the year ended 31st March 2021 has been provided in accordance with the Ind-AS 12 "Income Taxes"
 - Provision for gratuity has been provided on the basis of actuarial valuation certificate in accordance with the Ind-AS 24 "Employee Benefits"
- On Standalone basis company operates in a single primary business segment i.e Property Development hence no segment reporting has been furnished for standalone results. The group has mainly two business segments, i.e. a) Property Development and b) Hotel. The segment reporting as per Ind- AS 108 is as follows:

Particulars	In Lakhs	
	Consolidated	
	Period Ended	
	31.03.2021	31.03.2020
i Segment Revenue		
Property Development	127.63	423.46
Hotel	-	-
Total	127.63	423.46
ii Segment Result		
Operating Profit / (Loss) before Interest & Tax		
Property Development	(2,101.04)	156.52
Hotel	(17.17)	(10.87)
Total	(2,118.21)	145.65
Less: Interest	19.62	6.55
Total Profit / (Loss) before Tax	(2,137.83)	139.10
iii Capital employed		
Property Development	7,696.40	9,791.14
Hotel	2,249.67	2,274.57
Total	9,946.07	12,065.71

- Figures have been re-classified / regrouped / re-arranged wherever necessary.

For Prime Property Development Corporation Ltd

P. L. Soni
Chairman

(DIN No: 00006463)

Place: Mumbai
Date: 30/06/2021



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PROPERTY DEVELOPMENT CORPORATION LTD.

The Statement of Assets and Liabilities				
Particulars	STANDALONE		In Lakhs	
	Audited 31.03.2021	Audited 31.03.2020	Audited 31.03.2021	Audited 31.03.2020
ASSETS:				
NON CURRENT ASSETS:				
Property, Plant & Equipment	1,74,32,121	1,80,89,423	25,54,58,721	25,61,16,023
Capital Work in Progress			10,30,21,073	10,25,90,339
Goodwill on Consolidation			2,34,52,803	2,34,52,803
Financial Assets				
(i) Investments	30,11,67,375	30,10,88,489	1,67,375	88,489
(ii) Loans	23,64,21,488	63,48,89,846	12,01,55,791	52,15,35,000
Deffered Tax Assets				
Other Non Current Asset	3,18,26,137	3,18,26,137	3,18,32,417	3,18,32,417
Total Non Current Asset	58,68,47,121	98,58,93,895	53,40,88,180	93,56,15,071
CURRENT ASSETS:				
Inventories				
Investments	16,44,19,064		16,44,19,064	
Financial Assets:				
(i) Trade Receivables				
(ii) Cash & Cash Equivalents	2,41,82,695	84,08,137	2,42,14,664	84,61,632
(iii) Other Financial Assets	5,79,000	40,973	5,79,000	40,973
Total Current Asset	18,91,80,759	84,49,110	18,92,12,729	85,02,605
Total Assets	77,60,27,880	99,43,43,005	72,33,00,908	94,41,17,676
EQUITY AND LIABILITIES:				
EQUITY				
Equity Share Capital	8,48,55,400	8,48,55,400	8,48,55,400	8,48,55,400
Other Equity	66,47,53,547	87,24,90,069	61,21,73,143	82,23,99,771
	74,96,08,947	95,73,45,469	69,70,28,543	90,72,55,171
NON CURRENT LIABILITIES:				
Financial Liabilities				
(i) Other Financial Liabilities	1,00,00,000	1,20,00,000	1,00,00,000	1,20,00,000
Provisions	56,21,335	53,76,898	56,21,335	53,76,898
Deferred tax liabilities (net)	44,09,879	43,91,879	44,09,879	43,91,879
	2,00,31,214	2,17,68,777	2,00,31,214	2,17,68,777
CURRENT LIABILITIES:				
Financial Liabilities				
(i) Trade Payables	3,35,774	8,70,407	3,35,774	8,70,407
(ii) Other Financial Liabilities	22,16,746	27,80,991	22,16,746	27,80,991
Provisions	28,93,049	67,29,966	26,28,118	64,65,035
Other Current Liabilities	9,42,149	48,47,395	10,60,513	49,77,296
	63,87,719	1,52,28,759	62,41,151	1,50,93,728
Total Equity and Liabilities	77,60,27,880	99,43,43,005	72,33,00,909	94,41,17,676



**PRIME****PROPERTY DEVELOPMENT CORPORATION LTD.****PRIME PROPERTY DEVELOPMENT CORPORATION LIMITED****CIN : L67120MH1992PLC070121****STANDALONE CASH FLOW STATEMENT FOR THE PERIOD ENDED MARCH 31, 2021****(Figures in Rs)**

	2020 - 2021 Amount in Rs.	2019 - 2020 Amount in Rs.
(I) CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit / (Loss) before Tax and Extraordinary items	(21,12,93,069)	1,56,52,250
ADJUSTMENTS FOR:		
Les Depreciation	7,93,292	8,43,557
Interest income	(54,13,736)	(44,21,308)
Provision for Gratuity	9,08,279	14,02,425
Gratuity Paid	-	(1,09,512)
Operating Profit / (loss) before Working Capital Changes	(21,50,05,234)	1,33,67,412
(Increase) / Decrease in Other Non Currents Assets	39,84,68,358	44,15,547
(Increase) / Decrease in Other Currents Assets	(16,49,57,091)	11,35,546
Increase / (Decrease) in Trade Payables	(5,34,633)	(13,882)
Increase / (Decrease) in Other Long term liabilities	(20,00,000)	(2,55,00,000)
Increase / (Decrease) in Other Current Liabilities	(44,69,491)	29,17,516
Cash (used) / generated from Operations	1,15,01,909	(36,77,861)
Les Net Income Taxes paid / (Refund)	(10,05,097)	(13,92,428)
Net Cash Flow from Operating Activities	1,04,96,812	(50,70,289)
(II) CASH FLOW FROM INVESTING ACTIVITIES		
Interest Income	54,13,736	44,21,308
Capital expenditure on Fixed Assets	(1,35,990)	(2,24,000)
Sale of Fixed Assets	-	5,30,473
Net cash used in investing activities	52,77,746	47,27,781
III CASH FLOW FROM FINANCING ACTIVITIES		
Dividend Paid	-	-
Tax paid on dividend	-	-
Net cash generated from Financial Activities	-	-
NET CHANGES IN CASH AND CASH EQUIVALENTS (A+B+C)	1,57,74,558	(3,42,508)
Cash and cash equivalents at the beginning of the year	84,08,137	87,50,645
Cash and cash equivalents at the close of the year	2,41,82,695	84,08,137
NET CHANGES IN CASH AND CASH EQUIVALENTS	1,57,74,558	(3,42,508)

CIN : L67120MH1992PLC070121**BUILDERS & DEVELOPERS**

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PROPERTY DEVELOPMENT CORPORATION LTD.

PRIME PROPERTY DEVELOPMENT CORPORATION LIMITED

CIN : L67120MH1992PLC070121

CONSOLIDATED CASH FLOW STATEMENT FOR THE PERIOD ENDED MARCH 31st 2021

(Figures in Rs)

		31.03.2021	31.03.2020
(I) CASH FLOW FROM OPERATING ACTIVITIES			
Net Profit / (Loss) before Tax and Extraordinary items		(21,37,83,175)	1,39,10,310
ADJUSTMENTS FOR:			
Less: Depreciation		7,93,292	8,43,557
Interest income		(54,13,736)	(44,21,308)
Provision for Gratuity		9,08,279	14,02,425
Gratuity Paid		-	(1,09,512)
Operating Profit / (loss) before Working Capital Changes		(21,74,95,340)	1,16,25,472
(Increase) / Decrease in Other Non Currents Assets		40,14,58,094	61,62,850
(Increase) / Decrease in Capital WIP		(4,30,734)	-
(Increase) / Decrease in Other Currents Assets		(16,49,57,091)	11,35,546
Increase / (Decrease) in Trade Payables		(5,34,633)	(1,03,813)
Increase / (Decrease) in Other Long term liabilities		(20,00,000)	(2,55,00,000)
Increase / (Decrease) in Other Current Liabilities		(44,81,028)	29,90,935
Cash (used) / generated from Operations		1,15,59,268	(36,89,010)
Less: Net Income Taxes paid / (Refund)		(10,83,982)	(13,92,430)
Net Cash Flow from Operating Activities	(A)	1,04,75,286	(50,81,440)
II CASH FLOW FROM INVESTING ACTIVITIES			
Interest Income		54,13,736	44,21,308
Capital expenditure on Fixed Assets		(1,35,990)	(2,24,000)
Sale of Fixed Assets		-	5,30,473
Net cash used in investing activities	(B)	52,77,746	47,27,781
III CASH FLOW FROM FINANCING ACTIVITIES			
Unsecured Loans taken / (repaid)		-	-
Dividend Paid		-	-
Tax paid on above dividend		-	-
Tax paid on dividend		-	-
Net cash generated from Financial Activities	(C)	-	-
NET CHANGES IN CASH AND CASH EQUIVALENTS (A+B+C)		1,57,53,032	(3,53,659)
Cash and cash equivalents at the beginning of the year		84,61,632	88,15,291
Cash and cash equivalents at the close of the year		2,42,14,664	84,61,632
NET CHANGES IN CASH AND CASH EQUIVALENTS		1,57,53,033	(3,53,659)



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