CIN: U70101MH2014PTC255267

February 09, 2023

To,

BSE Limited

Department of Corporate Services
P. J. Towers, Dalal Street, Mumbai – 400001.

Dear Sir/ Madam,

Subject: <u>Outcome of the Board meeting - Submission of Unaudited Financial Results along with limited</u> review report for the third quarter ended December 31, 2022.

Scrip Code: 973130 and 973311

The meeting started at 1.00 p.m and concluded at 3.00 p.m

Pursuant to Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we wish to inform that the Board of Directors of the Company at its meeting held on Thursday, February 9th, 2023, has, inter-alia, considered and approved Unaudited Financial Results of the Company along with limited review report for the third quarter ended December 31, 2022.

In this regard, the copy of Unaudited Financial Results of the Company for the third quarter ended December 31st, 2022 along with the Limited Review Report issued by the Statutory Auditors of the Company are enclosed herewith.

The Financial Results shall be published by the Company in accordance with Regulation 52(8) of the SEBI LODR Regulations.

Request you to kindly take note of the above and oblige.

For Pandora Projects Private Limited

Chirag Sojitra

Company Secretary

CC: IDBI Trusteeship Services Limited

Asian Building, Ground Floor,

17, R. Kamani Marg,

Ballard Estate, Mumbai – 400001.

V. C. SHAH & CO.

CHARTERED ACCOUNTANTS

205-206, Regent Chambers, 2nd Floor, Jamnalal Bajaj Road, 208, Nariman Point, Mumbai 400 021. Tel.: 022 - 43440123 email- vcshahco@vcshah.com

INDEPENDENT AUDITORS' REVIEW REPORT ON REVIEW OF INTERIM FINANCIAL RESULTS

TO THE BOARD OF DIRECTORS PANDORA PROJECTS PRIVATE LIMITED

- We have reviewed the accompanying Statement of Unaudited Financial Results of PANDORA PROJECTS
 PRIVATE LIMITED ("the Company"), for the quarter and nine months ended December 31, 2022 ("the
 Statement"), prepared as per the format prescribed under Regulation 52 of the SEBI (Listing Obligations and
 Disclosure Requirements) Regulations, 2015, as amended.
- 2. This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind As 34"), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder 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 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 (ICAI). A review of interim financial information consists of making inquiries, primarily of the Company's personnel 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.
- 4. Based on our review conducted as stated in paragraph 3 above, 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 Listing Regulation, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For V. C. Shah & Co. Chartered Accountants Firm Registration No.109818W

VIRAL JITENDRA

SHAH

Viral J. ShahPartner
Membership No. 110120
UDIN: 23110120BGXNGD8371
Mumbai- 9th February, 2023

(CIN No. U70101MH2014PTC255267)

DB Central, Maulana Azad Road, Rangwala Compound, Jacob Circle, Mumbal-400011

Statement of unaudited financial results for the quarter and nine months ended 31st December, 2022.

(Rupees in lakhs other than EPS)

-	PARTICULARS	Quarter ended			Nine Month ended		Year ended	
No.		31-12-22	30-09-22	31-12-21	31-12-22	31-12-21	31-03-22	
		(Unaudited)			(Unaudited)		(Audited)	
1	Income from Operations	3.0						
	a. Net Sales / Income From Operations	555	E1		127			
	b. Other Income	1,713.21	1,943.16	1,027.81	5,242.80	3,948.17	5,886.46	
	Total Income from operations (Net)	1,713.21	1,943.16	1,027.81	5,242.80	3,948.17	5,886.46	
2	Expenses							
	a. Employee benefits expense	2.78	0.98	-	6.11	2	2.32	
	b. Finance charges	2,211.22	2,266.91	2,301.81	6,723.37	5,352.47	7,496.78	
	b. Other Expenses	24.72	0.61	12.43	52.49	249.69	257.46	
	Total Expenditure	2,238.72	2,268.51	2,314.23	6,781.96	5,602.15	7,756.56	
3	Profit before exceptional items and tax (1-2)	(525.51)	(325.35)	(1,286.42)	(1,539.17)	(1,653.99)	(1,870.10)	
4	Exceptional Items		27.00			-		
5	Profit before tax (3+4)	(525.51)	(325.35)	(1,286.42)	(1,539.17)	(1,653.99)	(1,870.10)	
6	Tax Expenses						20 10 10 10	
	a. Current Tax (Including earlier years')				897	-		
	b. Deferred tax	(118.74)	(201.71)	44.68	(396.52)	(449.97)	(654.84)	
7	Net profit After Tax (5+6)	(644.24)	(527.06)	(1,241.74)	(1,935.68)	(2,103.96)	(2,524.94)	
8	Other comprehensive income	- 12.12	31 50 7/ 3				2 11	
	a. Items that will nt be reclassified to profit or loss				151		3/	
	b. Income tax relating to items that will not be							
	reclassified to profit or loss	-:	-				8:	
9	Total Comprehensive (Loss) for the period / year (7+8)	(644.24)	(527.06)	(1,241.74)	(1,935.68)	(2,103.96)	(2,524.94	
10	Paid-up equity share capital (Face Value INR 10/- Per	1.00	1.00	1.00	1.00	1.00	1.00	
	Share)							
11	Other Equity	(9,770.35)	(9,126.11)	(7,413.69)	(9,770.35)	(7,413.69)	(7,834.67)	
12	Paid-up debt capital	47,500.00	50,000.00	52,500.00	47 500 00	52,500.00	52,500.00	
13	Earnings per equity share (in INR)							
	a. Basic	(6,442.41)	(5,270.59)	(12,417.44)	(19,356.84)	(21,039.60)	(25,249.39	
	b. Diluted	(6,442,41)	(5,270.59)	(12,417.44)	(19,356.84)	(21,039.60)	(25,249.39	

Notes:

- The above results for the quarter and nine months ended 31st December 2022 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on 09th February, 2023. The statutory auditor of the company have carried out a Limited Review of the aforesald results and expressed an unmodified audit opinion,
- These Financial results have been prepared in accordance with the recognition and measurement principles of Indian Accounting Standards ("Ind AS") prescribed under Section 133 of the Companies Act, 2013 read with the relevant rules Issued thereunder and other accounting principles generally accepted in India.
- 3 These Financial results have been prepared in accordance with the requirement of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
- 4 During the period, the interest on 16.54%, redeemable, non-convertible debentures is not due for payment.
- 5 Formula used for Calculation of Debt-Equity Ratio, Debt Service Coverage Ratio (DSCR) and Interest Service Coverage Ratio (ISCR): Debt-Equity Ratio=
 Borrowings (Long term + Short term+current maturity of long term debt) / Equity DSCR-EBIT / (Gross Finance Cost (excludes interest accounted on customer advance as per EIR Principal) + Principal Payment due to Long Term Borrowing) ISCR=EBIT / Gross Finance Cost (excludes interest accounted on customer advance as per EIR Principal) EBIT= (Loss) before tax + Finance cost.
- 6 Figures of the previous year/period have been regrouped/reclassified wherever necessary to confirm to the presentation of the current year/period.
- 7 The Figures for the quarter ended December 31, 2022 and December 31, 2021 are the balancing figures between unaudited year to date figures and unaudited figures upto the end of first quarter of the respective financial year, which were subjected to limited review.

VIRAL JITENDRA SHAH For and on Behalf of Pandora Projects Private Limited

ABDUL HAFEEZ SALIM BALWA

ABDUL HAFEEZ SALIM BALWA Date: 2021.02.09 13:20:18 +05'30' ZAYD Digitally signed by NOAMAN ZAYD NOAMAN

Abdul Balwa Director DIN: 08623705 Zayd Noaman Director DIN: 07584056

Place: Mumbai Date: 09.02.2023

(CIN No. U70101MH2014PTC255267)

DB Central, Maulana Azad Road, Rangwala Compound, Jacob Circle, Mumbai-400011

Unaudited statement of assets and liabilities as at 31st December 2022

(Rupees in lakhs)

Particulars	As at December 31, 2022	As at March 31, 2022	
	Unaudited	Audited	
SETS			
Non current assets			
(a) Financial assets			
- Loans	36,145.44	38,406.58	
(b) Deferred Tax Assets	358.49	755.03	
Total Non Current Assets	36,503.93	39,161.5	
Current assets			
(a) Financial assets			
- Loans	2,340.78	4,518.8	
- Cash and Cash equivalents	15.99	4.5	
(b) - Other Current Assets	550.25	355.13	
Total Current Assets	2,907.02	4,878.5	
Total Assets	39,410.94	44,040.1	
UITY AND LIABILITIES Equity (a) Equity share capital	1.00	1.0	
(a) Equity share capital	1.00	1.00	
(b) Other equity	(9,770.35)	(7,834.6	
Total Equity Non Current Liabilities	(9,769.35)	(7,833.6	
(a) Financial Liabilities			
- Borrowings	46,207.25	46,208.4	
Total Non Current Liabilities		46,208.4	
Total Non-Current Elabilities	40,207.23	40,200.4	
Current Liabilities			
(a) Financial liabilities			
- Borrowings	2,956.97	5,596.6	
- Trade Payables			
- Total outstanding dues of micro &	57/2		
small enterprises			
- Total outstanding dues of	0.61	1.5	
creditors other than micro & small			
enterprises			
- Other Financial Liabilities	(3)	15	
(b) - Other current liabilities	15.47	67.1	
Total Current Liabilities		5,665.3	
Total Equity & Liabilities	39,410.94	44,040.1	

VIRAL JITENDRA SHAH

For and on Behalf of Pandora Projects **Private Limited**

ABDUL Digitally signed by ABOUL HAFEEZ SALIM SALIM BALWA Date, 2023 02 PB 13:20:64 +05:30

ZAYD Digitally signed by NOAMAN ZAYD NOAMAN

Abdul Balwa

Director DIN: 08623705 Director

Zayd Noaman DIN: 07584056

Place : Mumbai Date: 09.02.2023 Pandora Projects Private Limited (CIN No. U70101MH2014PTC255267)

Unaudited Statement of Cash Flow for the nine months ended 31st December, 2022

	Particulars	For the period ended	For the period ended
		31st December, 2022	31st December, 2021
		Unaudited	Unaudited
	Cash flows from the operating activities	A CONTRACTOR OF THE CONTRACTOR	
	Net Profit/ (Loss) Before Tax	(1,539.17)	(1,653.99
	Adjustments for:		
I	Interest Expenses	6,527.68	5,326.43
	Interest Income	(3,668.50)	(2,326.02
	Fair Value Gain on financial instruments	(1,378.61)	(1,602.07
	Processing Cost	(196.88)	(196.88
	Operating Profit/ (loss) before Working Capital Changes	(255.47)	(452.52
	Working Capital Changes:		
- 1	Adjustments for:		
ı	(Increase)/Decrease in Other Current Liabilities	(51.71)	6.91
	Increase/(Decrease) in Other Financial Liabilities		(0.18
	(Increase)/Decrease Other Current Assets	(0.84)	188.76
- 1	Increase/(Decrease) in Trade Payables	(0.94)	(1,237.83
- [Cash generated from Operations	(308.95)	(1,494.86
Ī	Less: Taxes paid		
	Net cash generated/(used) from operating activities	(308.950)	(1,494.86
в)	Cash flows from investing activities:		
	Interest bearing Deposit	-	(29,000.00
	Principle Repayment received of Interest Bearing deposit	1,691.65	221.93
	Interest Received	3,474.19	1,997.34
	Principle Repayment received of Interest Free Deposit	4,321.89	4,020.49
	Net Cash generated/(used) from investing activities	9,487.74	(22,760.2
	Cash flow from financing activities		
	Proceeds of Short Term Borrowings	2,360.35	583.70
	Issue of Debentures		29,000.00
- 1	Repayment of Debentures	(5,000.00)	:=:
	Interest Paid	(6,527.68)	(5,326.43
	Net Cash generated/(used) from financing activities	(9,167.33)	24,257.27
	Net Increase/(Decrease) in Cash and Cash Equivalents	11.46	2.1
	Add: Cash and cash equivalents at the beginning of the year	4.53	3.50
-	Cash and cash equivalents at the end of the year	15.99	5.67
	Components of Cash and cash equivalents:		
	Cash on hand	(4)	
	Balances with Banks in current accounts	15.99	5.6
		15.99	5.67

Limited

VIRAL JITENDRA SHAH

Cognity eigened by Within JHTESOMS STOLE DNC colfs. Suffestered, pre-ulturyme 1310kWrs7033366466-4760033

Digitally signed by ABDUL HAFEEZ SALIM BALWA Date; 2023.02.09 13:21:08 +05'30' N **ABDUL** HAFEEZ SALIM BALWA

Digitally signed by ZAYD NOAMA NOAMAN

Abdul Balwa

Director DIN: 08623705 Zayd Noaman Director DIN: 07584056

Place : Mumbai Date: 09.02.2023

(CIN No. U70101MH2014PTC255267)

DB Central, Maulana Azad Road, Rangwala Compound, Jacob Circle, Mumbai-400011

(Rupees in lakhs other than EPS)

Additional disclosures as per Clause 52 (4) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Statement of Ratios For the period ended December 31, 2022.

Sr. No.	Particulars	Ratio/Amount
1	Debt-Equity ratio	(5.03)
2	Debt Service Coverage ratio	0.09
3	Interest Service Coverage ratio	0.77
4	Outstanding redeemable preference shares (quantity and value)	Not Applicable
5	Capital redemption reserve/debenture redemption reserve	Not Applicable
6	Net Worth (Excl. Revaluatio Reserve)	(9,769.35)
7	Net Profit After Tax	(1,935.68)
8	Earning Per Share	
	Basic	(19,356.84)
	Diluted	(19,356.84)
9	Current Ratio	0.98
10	Long Term Debt to Working Capital	1.27
11	Bad debts to Account receivable ratio	Not Applicable
12	Current liability ratio	Not Applicable
13	Total debts to Total Assets	1.25
14	Debtors turnover	Not Applicable
15	Inventory Turnover	Not Applicable
16	Operating margin (%)	Not Applicable
17	Net Profit margin (%)	Not Applicable
18	Sector specific equivalent ratios, as applicable	
	a) Gross NPA	Not Applicable
	b) Net NPA	Not Applicable
	c) CRAR	Not Applicable

For V.C Shah & Co.

Chartered Accountants

FRN: 109818W

VIRAL

JITENDRA

SHAH

Galland

Cligitally signed by VIRAL AT OVERA SMAND
DRIE CASE, on Provincial,
DRIE CASE, on Provincial,
DRIE CASE, on Provincial,
DRIE CASE, on Provincial,
DRIE CASE, on Provincial Date of the Condition of the Condition

Viral J. Shah Partner MRN: 110120

Place : Mumbai Date: 09.02.2023 For and on Behalf of Pandora Projects Private Limited

Digitally signed by ABDUL HAFEEZ SALIM BALWA Date: 2023.02.09 13:21:29 +05'30'

Abdul Balwa Director

DIN: 08623705

NOAMAN Zayd Noaman

Digitally signed by ZAYD

Director DIN: 07584056

Place : Mumbal Date: 09.02.2023