

November 08, 2023

To,
National Stock Exchange of India Limited
Listing Department, Exchange Plaza,
Plot No. C-1, G Block, BandraKurla Complex,
Bandra(East, Mumbai - 400 051

Dear Sir/ Madam,

Sub: Outcome of the Board Meeting held on Wednesday November 08, 2023
Ref: NSE – SUMIT

Pursuant to Regulations 33 and 30 read with Para A of Part A of Schedule III of the SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015 (Listing Regulations), we hereby inform that the Board of Directors of the Company at its meeting held today, i.e. Wednesday November 08, 2023, has inter alia transacted the following business:

1. Approved and take on record the Unaudited Financial Results (Standalone and Consolidated) of the Company for the quarter and half year ended on September 30, 2023.
2. Taken on record the Limited Review Report of M/s SSRV & Associates Chartered Accountants (Statutory Auditors) on the aforesaid Un-audited Financial Results.

The meeting of the Board of Directors commenced at 04:05 PM and concluded at 05:00 PM.

Request you to kindly take this letter on record and acknowledge the receipt.

Thanking You,

Yours faithfully,

For **SUMIT WOODS LIMITED**



Bhushan S. Nemlekar
Wholtime Director
DIN: 00043824



Sumit Woods Limited.

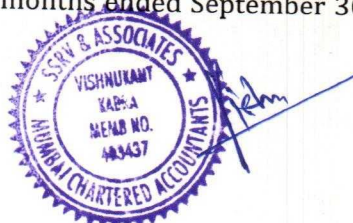
B - 1101, Express Zone, Diagonally Opp. to Oberoi Mall, W.E.Highway, Malad (East), Mumbai - 400 097.
Tel.: 022- 2874 9966 / 77 ● Fax : 022-2874 3377 ● Email : contact@sumitwoods.com ● www.sumitwoods.com
CIN No. : L36101MH1997PLC152192



Independent Auditor. Review Report on Unaudited Standalone Financial Results for the quarter and year to date of SUMIT WOODS LIMITED pursuant to the Regulation 33 and Regulation 52 read with Regulation 63 (2) of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 as amended.

To,
The Board of Directors,
Sumit Woods Limited
B-1101, Express Zone,
Western Express Highway,
Malad (East), Mumbai-400097

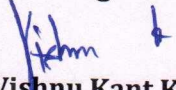
1. We have reviewed the accompanying statements of unaudited IND-AS Financial Results of SUMIT WOODS LIMITED ("the Company") for the quarter and Half Year ended 30th September, 2023 ("The Statement"), being submitted by the Company pursuant to the requirement of Regulation 33 and Regulation 52 read with Regulation 63(2) of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, as amended ("the Regulations").
2. This Statement which is the responsibility of the Company's Management and has been approved by the Board of Director's, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" prescribed, under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other recognised accounting principles generally accepted in India and in compliance with Listing Obligations. 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 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 and procedures performed 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 Ind AS 34, prescribed under Section 133 of the companies Act, 2013 read with relevant rules issued thereunder and other recognised accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation including the manner in which it is to be disclosed, or that it contains any material misstatement.
5. The figures for the quarter ended September 30, 2023 represents the balancing figure between the figures in respect of the six months ended September 30, 2023 and for the quarter ended June 30,



2023. Both the result for the quarter ended June 30, 2023 and Six months ended September 30,2023 have been prepared by the management in accordance with the recognition and measurement principles of IND AS 34 "Interim Financial Reporting" and on which we had already issued our unmodified conclusion on the same in the respective results.

For S S R V & Associates
(Chartered Accountants)

Firm Reg. No.: 135901W

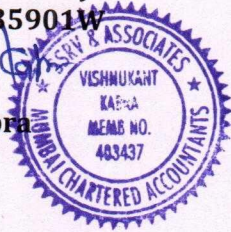

Vishnu Kant Kabra
(Partner)

M. No.: 403437

Place: Mumbai

Date: 08th November, 2023

UDIN: 23403437BGWEUD4262



SUMIT WOODS LIMITED

Registered Office : B/1101, Express Zone, Opp Adani electricity office, Malad (East), Mumbai 400097, Maharashtra

CIN: L36101MH1997PLC152192

Statement of Standalone Unaudited Results for the quarter and six months ended September 30, 2023

All amounts are Rs.in Lakhs unless otherwise stated

	Particulars	For the Quarter Ended			For the Half Year Ended		Year Ended
		UnAudited	UnAudited	UnAudited	UnAudited	UnAudited	Audited
		30.09.2023	30.06.2023	30.09.2022	30.09.2023	30.09.2022	31.03.2023
I	Revenue from operations	1,254.68	1,670.10	621.39	2,924.78	904.32	3,430.34
II	Other income	43.80	31.56	22.89	75.37	30.54	94.17
III	Total Income (I+II)	1,298.49	1,701.66	644.28	3,000.15	934.86	3,524.51
IV	Expenses						
	Purchases	227.84	151.88	193.97	379.72	270.10	838.92
	Changes in inventories	(720.20)	392.19	(1,228.10)	(328.01)	(2,551.41)	(3,392.18)
	Employee benefits expenses	94.31	98.02	91.93	192.34	187.99	387.09
	Construction and Development Expenses	1,014.37	634.06	1,381.62	1,648.43	2,554.28	4,262.11
	Finance costs	276.28	268.01	102.34	544.29	235.66	804.09
	Depreciation and amortisation expense	10.58	10.15	12.30	20.73	25.03	49.93
	Administration and other expense	101.03	66.81	76.78	167.84	147.42	312.95
	Total Expenses (IV)	1,004.21	1,621.12	630.84	2,625.33	869.07	3,262.91
V	Profit /(Loss) before tax (III-IV)	294.28	80.54	13.44	374.82	65.79	261.60
	Tax Expenses						
	Current tax	-	-	-	-	-	(13.67)
	Deferred tax	1.90	(1.83)	15.44	0.07	13.45	13.22
VI	Total tax expense	1.90	(1.83)	15.44	0.07	13.45	(0.45)
VII	Profit / (Loss) for the year (V-VI)	292.37	82.37	(2.00)	374.75	52.34	262.05
	Other comprehensive income						
	Items that will not be reclassified subsequently to profit or loss						
	Remeasurement of the net defined benefit liability/asset, (Net of taxes)	(6.06)	(6.06)	(0.30)	(12.12)	(0.61)	(24.24)
VIII	Total other comprehensive income/(loss)	(6.06)	(6.06)	(0.30)	(12.12)	(0.61)	(24.24)
IX	Total comprehensive income for the period (VII+VIII)	286.31	76.31	(2.30)	362.63	51.73	237.81
X	Paid up share capital (par value ₹10/- each, fully paid)	3,058.70	3,058.70	3,058.70	3,058.70	3,058.70	3,058.70
XI	Earnings per equity share (par value ₹10/- each)**						
	(a) Basic (in ₹)	0.96	0.27	(0.01)	1.23	0.17	0.86
	(b) Diluted (in ₹)	0.82	0.23	(0.01)	1.04	0.17	0.79

** EPS is not annualized for the quarter & half year ended September 30, 2023, quarter ended June 30, 2023 & quarter & half year ended September 30,



Place : Mumbai

Dated : November 08, 2023

For and on behalf of the Board

Bhushan S. Nemlekar
Whole time Director
DIN : 00043824



Sumit Woods Limited.

B - 1101, Express Zone, Diagonally Opp. to Oberoi Mall, W.E.Highway, Malad (East), Mumbai - 400 097.

Tel.: 022- 2874 9966 / 77 • Fax : 022-2874 3377 • Email : contact@sumitwoods.com • www.sumitwoods.com

CIN No. : L36101MH1997PLC152192

Sumit Woods Limited
CIN : L36101MH1997PLC152192
Statement of Unaudited Standalone Assets and Liabilities as at September 30, 2023
All amounts are ₹ in Lakhs unless otherwise stated

Particulars		As at September 30, 2023	As at March 31, 2023
A.	Assets		
1	Non-current assets		
	a. Property, plant and equipment	567.87	584.81
	b. Intangible assets	3.77	2.35
	c. Intangible assets under development	49.78	49.78
	d. Investment in subsidiaries, associates, joint ventures & partnership firm	3,197.02	3,220.63
	e. Financial assets		
	i. Other investments	0.25	0.25
	ii. Other financial assets	1,412.28	919.05
	f. Non-current tax assets (net)	176.31	148.43
	g. Other non-current assets	470.60	397.96
	Total non-current assets	5,877.88	5,323.25
2	Current assets		
	a. Inventories	9,604.36	9,276.34
	b. Financial Assets		
	i. Trade receivables	559.17	1,250.03
	ii. Cash and cash equivalents	295.02	474.28
	iii. Bank balances other than (ii) above	4.41	4.27
	iv. Other financial assets	899.93	1,582.43
	c. Other current assets	355.86	141.93
	Total current assets	11,718.75	12,729.28
	Total assets (1+2)	17,596.63	18,052.53
B.	Equity and liabilities		
1	Equity		
	a. Equity share capital	3,058.70	3,058.70
	b. Other equity	3,180.62	2,818.00
	Total Equity	6,239.32	5,876.70
	Liabilities		
2	Non-current liabilities		
	a. Financial liabilities		
	i. Borrowings	7,726.45	7,589.54
	b. Provisions	53.08	35.70
	c. Deferred tax liability (net)	36.63	40.64
	Total non-current liabilities	7,816.16	7,665.88
3	Current liabilities		
	a. Financial liabilities		
	i. Borrowings	2,007.46	2,128.61
	ii. Trade payables	311.63	319.96
	iii. Other financial liabilities	484.20	323.65
	b. Provisions	22.94	18.27
	c. Other current liabilities	714.92	1,719.46
	Total current liabilities	3,541.15	4,509.95
	Total liabilities (2+3)	11,357.31	12,175.83
	Total Equity and Liabilities (1+2+3)	17,596.63	18,052.53

For and on behalf of the Board



Place: Mumbai
Dated : November 08, 2023

Ba
Bhushan S. Nemlekar
Whole Time Director
DIN : 00043824



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Sumit Woods Limited
Statement of Unaudited Standalone Cash flow for the half year ended September 30, 2023
All amounts are ₹ in Lakhs unless otherwise stated

	For the half year ended Sept 30, 2023	For the year ended March 31, 2023
1 Cash flow from operating activities		
Profit / (Loss) Before tax	374.82	261.60
Adjustments for :		
Depreciation, amortisation and impairment	20.73	49.93
Finance costs	544.29	804.09
Unwinding of expenses for Security deposit as per Ind AS	57.04	47.60
Profit on sale of property, plant & equipment	(0.13)	(0.11)
Impact of Gratuity	(16.20)	(32.40)
Sundry Balances Written Off	(0.33)	8.57
Interest income	(68.11)	(79.40)
Operating profit before working capital changes	912.10	1,059.88
Adjustments for changes in :		
(Decrease)/Increase in Trade Payables	(8.33)	(68.21)
(Increase)/Decrease in Trade receivables	690.86	(563.45)
(Increase)/Decrease in Other assets	440.67	(651.23)
(Increase)/Decrease in Inventories	(328.02)	(3,392.18)
(Decrease)/Increase in Other Current Liabilities & Provisions	(959.57)	1,122.67
Cash generated from operations	747.72	(2,492.52)
Income tax paid	-	-
	[A] 747.72	(2,492.52)
2 Cash flow from investing activities		
Payments for acquisition of Property, Plant & Equipments	(5.47)	(62.73)
Sale/Amt recovered of Property, Plant & Equipments	0.39	0.15
Interest received	38.41	13.06
Fixed Deposits (Made) / Matured	(184.49)	(101.89)
Deposits for new Projects	(408.86)	(934.52)
Decrease/(increase) in non current loans and advances given [Net]	-	268.78
Investment (made)/ withdrawn from Subsidiary, Associates, firms & Joint ventures	23.61	(125.49)
	[B] (536.40)	(942.64)
3 Cash flow from financing activities		
Proceeds from/(Repayments) of borrowings [Net]	0.16	3,884.96
Finance Cost	(390.73)	(777.30)
Money received against Issue of Share warrants	-	375.00
	[C] (390.57)	3,482.66
Net cash Inflow / (outflow) [A+B+C]	(179.26)	47.50
Openings cash and cash equivalents	474.28	426.78
Closing cash and cash equivalents	295.02	474.28

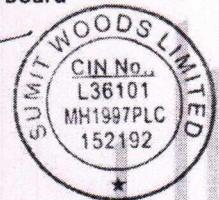
Place: Mumbai

Dated : November 08, 2023



For and on behalf of the Board

Bhushan S. Nemlekar
Whole Time Director
DIN : 00043824



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SUMIT WOODS LIMITED

Registered Office : B/1101, Express Zone, Opp Adani electricity office, Malad (East), Mumbai 400097, Maharashtra
CIN: L36101MH1997PLC152192

Notes:

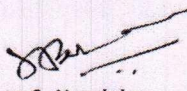
- 1 Pursuant to Regulation 33(3)(d) of the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirement) Regulation, 2015, we hereby confirm that the statutory Auditors of the Company M/s SSRV & Associates, Chartered Accountants (Firm Registration No. 135901W) have issued the Limited Review Report with unmodified opinion(s) in respect of Unaudited Financial Results the Half year ended 30th September 2023.
- 2 The above results prepared and presented in pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, have been reviewed by the Audit Committee in its meeting held on 8th November 2023 and were approved by the Board of Directors in its meeting held on that date. The statutory auditors have expressed an unmodified opinion on these results.
- 3 The above financial results have been prepared in accordance with the Indian Accounting Standards (referred to as "Ind AS ") as prescribed under section 133 of the Companies Act,2013 read with Companies (Indian Accounting Standards) Rules as amended from time to time.
- 4 The Company recognises revenue as per Ind AS 115 'Revenue from Contracts with Customers'. Our revenue is recognised over the time.
- 5 The revenue is recognised based on the percentage-of-completion method ('POC method') of accounting with cost of construction incurred for the respective projects determining the degree of completion of the performance obligation.
- 6 Upon project completion, the highest amount of revenue is recognized and recorded within the company's financial records. This is attributed to the practice of booking 100% of revenue for the apartments that have been sold & agreement registered subsequent to the issuance of the Occupancy Certificate.
- 7 The real estate sector exhibits inherent seasonality, resulting in fluctuating figures from one quarter to another. Hence the financial figures from quarter to quarter can vary.
- 8 The company is primarily engaged in the business of Real Estate . As such the company's financial statements are largely reflective of the Real Estate Business and there is no separate reportable segment. Pursuant to Ind AS 108 - Operating Segments, no segment disclosure has been made in these standalone financial statements, as the company has only one geographical segment and no other separate reportable business segment.
- 9 The figures for the quarter ended September 30, 2023 represents the balancing figure between the figures in respect of the six months ended September 30, 2023 and for the quarter ended June 30, 2023.
- 10 We have taken average closing price from NSE website for arriving at average market price during the period for calculation of Diluted EPS on issue of share warrants.
- 11 Corresponding figures for previous year/period have been regrouped/rearranged wherever necessary to make them comparable with current period's classification.
- 12 In pursuance of Section 115BAA of the Income Tax Act, the Company has an irrevocable option of shifting to lower tax rate and simultaneously forgo certain tax incentives including loss of accumulated MAT credit. The Company has opted for the same since the Financial year 2019-20.
- 13 The Company has created an e-mail ID viz., cs@sumitwoods.com for the purpose of registering complaints by investors.

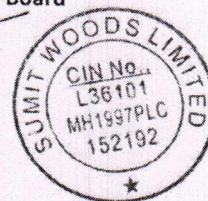
PLACE: MUMBAI

Dated : November 08, 2023



For and on behalf of the Board


Bhushan S. Nemlekar
Whole Time Director
DIN : 00043824



Sumit Woods Limited.

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CIN No. : L36101MH1997PLC152192



Head Office :- Office No.215, 2nd Floor, Gundecha Ind. Estate, Akurli Road, Kandivali (E), Mumbai - 400 101.
Tel : +91 22-67337024 / +91 22-67337025 | Email : ssrvandassociates@gmail.com

Independent Auditor's Review Report on unaudited Consolidated Financial Result for the quarter and year to date of SUMIT WOODS LIMITED pursuant to the Regulation 33 and Regulation 52 read with Regulation 63 (2) of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 as amended.

To,
The Board of Directors,
Sumit Woods Limited
B-1101, Express Zone,
Western Express Highway,
Malad (East), Mumbai-400097

1. We have reviewed the accompanying Statement of unaudited consolidated financial results of **SUMIT WOODS LIMITED** (hereinafter referred to as the 'Holding Company') and its subsidiaries (the Holding Company and its subsidiaries together referred to as the 'Group'), and its share of the net profit/(loss) after tax and total comprehensive income of its associates and Joint Venture for the quarter and Half year ended September 30, 2023 (the 'Statement'), attached herewith, being submitted by the Holding Company pursuant to the requirements of Regulation 33 and Regulation 52 read with Regulation 63(2) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the 'Regulations').
2. This Statement, which is the responsibility of the Holding Company's management and approved by the Holding Company'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, read with relevant rules issued thereunder ('Ind AS 34') and other recognised accounting principles generally accepted in India and in compliance with Regulations. 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 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.



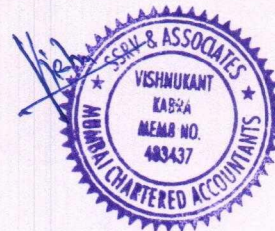
We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33 (8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, to the extent applicable.

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

Sr No.	Name of the Company	Relationship
1	Homesync Real Estate Advisory Pvt Ltd	Subsidiary
2	Mitasu Developers Pvt Ltd	Subsidiary
3	Sumit Matunga Builders Pvt Ltd	Subsidiary
4	Sumit Hills Pvt Ltd	Subsidiary
5	Sumit Eminence Pvt Ltd	Subsidiary
6	Sumit Garden Grove Construction LLP	LLP
7	Milestone Constructions and developers LLP	LLP
8	Sumit Star Land Developers LLP	LLP
9	Sumit Pragati Ventures LLP	LLP
10	Sumit Pragati Shelters LLP	LLP
11	Sumit Snehashish Venture	Joint Venture
12	Sumit Snehashish Joint Venture	Joint Venture
13	Sumit Kundil Joint Venture	Joint Venture
14	Sumit Chetna Venture	Joint Venture
15	Sumit Pramukh Venture	Joint Venture
16	Sumit Reality Pvt Ltd	Associate

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 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 Ind AS 34 and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation including the manner in which it is to be disclosed, or that it contains any material misstatement.
6. We did not review the financial result of 2 Subsidiaries and 4 LLP's, which reflect total assets of Rs. 2,388.37 lakhs as at September 30, 2023, total revenue (before consolidation adjustment) of Rs. 2.08 Lakhs and Rs. 4.07 lakhs, total net Loss after tax (before consolidation adjustment) of Rs. 0.29 Lakhs Rs. 6.53 lakhs, and total comprehensive Loss of Rs. 0.29 Lakhs Rs. 6.53 lakhs for the Quarter and Half year ended September 30, 2023, respectively as considered in the statement. These Financial results have been received by other Auditors.

Our opinion on the consolidated financial results is not modified in respect of the above matters.



7. The figures for the quarter ended September 30, 2023 represents the balancing figure between the figures in respect of the six months ended September 30, 2023 and for the quarter ended June 30, 2023. Both the result for the quarter ended June 30, 2023 and Six months ended September 30, 2023 have been prepared by the management in accordance with the recognition and measurement principles of IND AS 34 "Interim Financial Reporting" and on which we had already issued our unmodified conclusion on the same in the respective results.

For S S R V & Associates
(Chartered Accountants)

Firm Reg. No.: 135901W

Vishnu

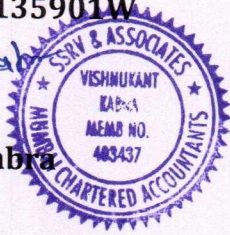
Vishnu Kant Kabra
(Partner)

M. No.: 403437

Place: Mumbai

Date: 08th November, 2023

UDIN: 23403437BGWEUE1826

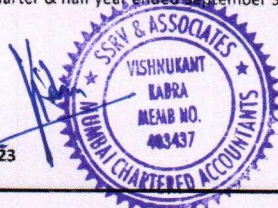


Statement of Consolidated Unaudited Results for the quarter and six months ended September 30, 2023

All amounts are ₹ in Lakhs unless otherwise stated						
Particulars	For the Quarter Ended			For the Half Year Ended		Year Ended
	UnAudited	UnAudited	UnAudited	UnAudited	UnAudited	Audited
	30.09.2023	30.06.2023	30.09.2022	30.09.2023	30.09.2022	31.03.2023
I Revenue from operations	3,861.52	3,359.47	2,074.36	7,220.99	3,383.96	10,144.40
II Other income	55.18	37.49	39.56	92.67	57.34	145.67
III Total Income (I + II)	3,916.70	3,396.96	2,113.92	7,313.66	3,441.30	10,290.06
IV Expenses						
Purchases	331.66	253.19	293.07	584.85	397.48	1,167.54
Changes in inventories	197.10	60.79	(1,846.57)	257.89	(3,473.79)	(4,146.48)
Employee benefits expenses	356.86	329.66	250.78	686.52	514.97	1,093.28
Construction and Development Expenses	2,349.99	2,023.06	2,733.46	4,373.05	4,726.67	8,886.97
Finance costs	415.98	408.99	266.62	824.97	542.95	1,538.92
Depreciation and amortisation expense	14.82	14.23	17.73	29.05	35.32	70.70
Administration and other expense	138.52	93.87	212.59	232.39	323.90	769.33
Total Expenses (IV)	3,804.93	3,183.79	1,927.68	6,988.72	3,067.50	9,380.26
V Share of profit of associate	(0.02)	(0.64)	(0.54)	(0.66)	(0.67)	(1.96)
VI Share of profit of joint ventures	(0.92)	(0.82)	(3.07)	(1.74)	(7.01)	7.56
VII Profit/(Loss) before tax (III-IV+V+VI)	110.83	211.71	182.63	322.54	366.12	915.40
Tax Expenses						
Current tax	12.37	53.81	57.15	66.18	114.78	220.72
Deferred tax	4.16	(3.75)	15.92	0.41	12.44	10.26
Excess Provision of Earlier Years written back						(13.68)
VIII Total tax expense	16.53	50.06	73.07	66.59	127.22	217.30
IX Profit/(Loss) for the year (VII-VIII)	94.30	161.65	109.56	255.95	238.90	698.10
Other comprehensive income Items that will not be reclassified subsequently to profit or loss						
-Remeasurements of the defined benefit plans (net of taxes)	(6.06)	(6.06)	(0.30)	(12.12)	(0.61)	(24.24)
X Total other comprehensive income/(loss)	(6.06)	(6.06)	(0.30)	(12.12)	(0.61)	(24.24)
XI Total comprehensive income for the period (IX+X)	88.24	155.59	109.26	243.83	238.29	673.86
Profit for the period attributable:						
- Owners of the Company	69.06	152.96	128.58	222.02	283.44	764.03
- Non-controlling interests	25.24	8.69	(19.02)	33.93	(44.54)	(65.93)
	94.30	161.65	109.56	255.95	238.90	698.10
Other comprehensive income for the period:						
- Owners of the Company	(6.06)	(6.06)	(0.30)	(12.12)	(0.61)	(24.24)
- Non-controlling interests	-	-	-	-	-	-
	(6.06)	(6.06)	(0.30)	(12.12)	(0.61)	(24.24)
Total comprehensive income for the period:						
- Owners of the Company	63.00	146.90	128.28	209.90	282.83	739.79
- Non-controlling interests	25.24	8.69	(19.02)	33.93	(44.54)	(65.93)
	88.24	155.59	109.26	243.83	238.29	673.86
XII Paid up share capital (par value ₹10/- each, fully paid)	3,058.70	3,058.70	3,058.70	3,058.70	3,058.70	3,058.70
XIII Earnings per equity share (par value ₹10/- each)**						
(a) Basic (in ₹)	0.23	0.50	0.42	0.73	0.93	2.50
(b) Diluted (in ₹)	0.19	0.42	0.42	0.61	0.93	2.31

** EPS is not annualized for the quarter & half year ended September 30, 2023, quarter ended June 30, 2023 & quarter & half year ended September 30, 2022.

Place : Mumbai
Dated : November 08, 2023



For and on behalf of the Board

Bhushan S. Nemlekar
Whole time Director
DIN : 00043824



Sumit Woods Limited.

B - 1101, Express Zone, Diagonally Opp. to Oberoi Mall, W.E.Highway, Malad (East), Mumbai - 400 097.
Tel.: 022- 2874 9966 / 77 • Fax : 022-2874 3377 • Email : contact@sumitwoods.com • www.sumitwoods.com
CIN No. : L36101MH1997PLC152192

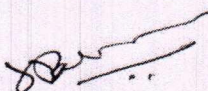
SUMIT WOODS LIMITED
CIN: L36101MH1997PLC152192
Statement of Unaudited Consolidated Balance sheet at September 30, 2023
All amounts are ₹ in Lakhs unless otherwise stated

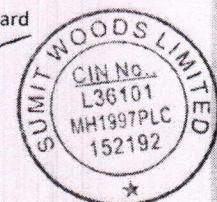
Particulars	As at Sept 30, 2023	As at March 31, 2023
A. Assets		
1 Non-current assets		
a. Property, plant and equipment	649.87	673.12
b. Intangible assets	5.24	3.99
c. Intangible assets under development	54.28	54.28
d. Investment in associates and joint ventures	1,392.54	1,419.13
e. Financial assets		
i. Other investments	0.25	0.25
ii. Other financial assets	1,836.34	1,349.25
f. Non-current tax assets (net)	218.35	190.48
g. Other non-current assets	592.23	531.22
Total non-current assets	4,749.10	4,221.73
2 Current assets		
a. Inventories	18,641.11	18,899.00
b. Financial Assets		
i. Trade receivables	1,807.54	2,523.08
ii. Cash and cash equivalents	926.52	545.60
iii. Bank balances other than (ii) above	4.41	4.27
iv. Other financial assets	380.62	565.17
c. Current tax assets (net)	27.21	17.18
d. Other current assets	799.64	602.13
Total current assets	22,587.05	23,156.43
Total assets (1+2)	27,336.15	27,378.16
B. Equity and liabilities		
1 Equity		
a. Equity share capital	3,058.70	3,058.70
b. Other equity	3,862.42	3,652.52
Equity attributable to shareholders of the Company	6,921.12	6,711.22
c. Non-controlling interests	2,185.28	2,122.50
Total equity	9,106.40	8,833.73
Liabilities		
2 Non-current liabilities		
a. Financial liabilities		
i. Borrowings	12,598.81	12,499.95
b. Provisions	53.08	35.70
c. Deferred tax liability (net)	55.60	59.27
Total non-current liabilities	12,707.49	12,594.92
3 Current liabilities		
a. Financial liabilities		
i. Borrowings	1,377.93	1,339.15
ii. Trade payables	1,327.22	1,096.21
iii. Other financial liabilities	899.61	674.87
b. Current tax liabilities (net)	158.07	146.84
c. Provisions	22.94	18.27
d. Other current liabilities	1,736.48	2,674.17
Total current liabilities	5,522.25	5,949.51
Total liabilities (2+3)	18,229.74	18,544.43
Total Equity and Liabilities (1+2+3)	27,336.15	27,378.16

PLACE: MUMBAI
Dated : November 08, 2023



For and on behalf of the Board


Bhushan S. Nemlekar
Whole time Director
DIN : 00043824



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SUMIT WOODS LIMITED
CIN: L36101MH1997PLC152192

Statement of Unaudited Consolidated Statement of Cashflow for the half year ended September 30, 2023

Particulars		For the period ended Sept 30, 2023	For the year ended March 31, 2023
1	Cash flow from operating activities		
	Profit / (Loss) Before tax		
	Adjustments for :	324.94	909.80
	Depreciation, amortisation and impairment	29.05	70.70
	Finance costs	824.97	1,538.92
	Unwinding of expenses for Security deposit as per Ind AS	68.66	152.61
	Impact of Gratuity	(16.20)	(32.40)
	Interest income	(81.18)	(122.72)
	Sundry Balances Written Off	(0.54)	179.64
	Profit on Sale of Property, plant and equipment	(0.13)	(0.13)
	Operating profit before working capital changes	1,149.57	2,696.43
	Adjustments for changes in :		
	(Decrease)/Increase in Trade Payables	231.01	328.00
	(Increase)/Decrease in Trade receivables	715.54	(1,012.29)
	(Increase)/Decrease in Other assets	(89.74)	(127.00)
	(Increase)/Decrease in Inventories	257.89	(4,146.49)
	(Decrease)/Increase in Other Current Liabilities & Provisions	(802.47)	815.90
	Cash generated from operations	1,461.80	(1,445.45)
	Income tax paid/(Refund Received)	(16.06)	(72.39)
		[A] 1,445.74	(1,517.84)
2	Cash flow from investing activities		
	Payments for acquisition of Property, plant and equipment	(7.31)	(89.53)
	Sale/Amt recovered of Property, Plant & Equipments	0.39	18.39
	Interest received	4.55	28.94
	Fixed Deposits (Made) / Matured	(150.08)	(146.46)
	Deposites for new Projects	(390.18)	(1,039.91)
	Investment (made)/ withdrawn from Associates & Joint ventures	24.19	542.83
	Decrease/(Increase) in non current loans and advances given [Net]	-	268.78
		[B] (518.44)	(416.96)
3	Cash flow from financing activities		
	Proceeds from/Repayments of borrowings [Net]	104.22	2,849.28
	Finance Cost	(653.59)	(1,595.06)
	Introduction of capital / (withdrawal) by NCI	3.00	149.74
	Money received against Issue of Share warrants	-	375.00
		[C] (546.37)	1,778.96
	Net cash Inflow / (outflow) [A+B+C]	380.92	(155.83)
	Openings cash and cash equivalents	545.60	701.43
	Closing cash and cash equivalents	926.52	545.60

For and on behalf of the Board

Place: Mumbai

Dated : November 08, 2023



Bhushan S. Nemlekar
Whole Time Director
DIN : 00043824



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SUMIT WOODS LIMITED

CIN: L36101MH1997PLC152192

Registered Office : B/1101, Express Zone, Opp Adani electricity office, Malad (East), Mumbai 400097,
Maharashtra

Notes:

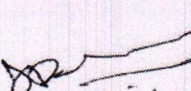
- 1 Pursuant to Regulation 33 (3)(d) of the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirement) Regulation, 2015, we hereby confirm that the statutory Auditors of the Company M/s SSRV & Associates, Chartered Accountants (Firm Registration No. 135901W) have issued the Audit report for consolidated financial results with unmodified opinion for the Half year ended 30th September 2023.
- 2 The above results have been reviewed by the Audit Committee and are approved by the Board of Directors of the Company at their meeting held on 08th November 2023. The Statutory Auditor of the company have expressed an Unmodified Opinion on the audited Consolidated financial results for the Half year ended 30th September 2023.
- 3 The above financial results have been prepared in accordance with the Indian Accounting Standards (referred to as "Ind AS ") as prescribed under section 133 of the Companies Act, 2013 read with Companies (Indian Accounting Standards) Rules as amended from time to time.
- 4 The Company recognises revenue as per Ind AS 115 'Revenue from Contracts with Customers'. Our revenue is recognised over the time.
- 5 The revenue is recognised based on the percentage-of-completion method ('POC method') of accounting with cost of construction incurred for the respective projects determining the degree of completion of the performance obligation.
- 6 Upon project completion, the highest amount of revenue is recognized and recorded within the company's financial records. This is attributed to the practice of booking 100% of revenue for the apartments that have been sold & agreement registered subsequent to the issuance of the Occupancy Certificate.
- 7 The real estate sector exhibits inherent seasonality, resulting in fluctuating figures from one quarter to another. Hence the financial figures from quarter to quarter can vary.
- 8 The company is primarily engaged in the business of Real Estate . As such the company's financial statements are largely reflective of the Real Estate Business and there is no separate reportable segment. Pursuant to Ind AS 108 - Operating Segments, no segment disclosure has been made in these Consolidated financial statements, as the company has only one geographical segment and no other separate reportable business segment.
- 9 The figures for the quarter ended September 30, 2023 represents the balancing figure between the figures in respect of the six months ended September 30, 2023 and for the quarter ended June 30, 2023.
- 10 We have taken average closing price from NSE website for arriving at average market price during the period for calculation of Diluted EPS on issue of share warrants.
- 11 Corresponding figures for previous year/period have been regrouped/rearranged wherever necessary to make them comparable with current period's classification.
- 12 In pursuance of Section 115BAA of the Income Tax Act, the Company has an irrevocable option of shifting to lower tax rate and simultaneously forgo certain tax incentives including loss of accumulated MAT credit. The Company has opted for the same since the Financial year 2019-20.
- 13 The Company has created an e-mail ID viz., cs@sumitwoods.com for the purpose of registering complaints by investors.

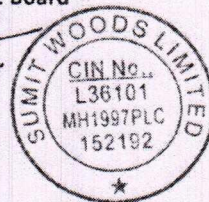
PLACE: MUMBAI

DATED: 08 November, 2023



For and on behalf of the Board


Bhushan S. Nemlekar
Whole time Director
DIN : 00043824



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