

August 11, 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 Friday August 11, 2023**  
**Ref: NSE – SUMIT**

Pursuant to Regulation 33 of SEBI (Listing Obligation and Disclosure Requirement) Regulation, 2015, we would like to inform your good office that the Board of Directors of the Company at their meeting held today i.e. on Friday August 11, 2023, have approved the following agenda items:

1. Approved and take on record the Unaudited Financial Results (Standalone and Consolidated) of the Company for the quarter ended 30<sup>th</sup> June, 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 4:15 PM and concluded at 5:25 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**  
Wholetime 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



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 : ssvrandassociates@gmail.com

**Independent Auditor's Review Report on Quarterly Consolidated unaudited Financial Result of SUMIT WOODS LIMITED pursuant to the Regulation 33 of the SEBI ( Listing Obligation and Disclosure Requirements) Regulations, 2015.**

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 'Parent' or the 'Corporation') and its subsidiaries (the Parent 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 ended 30 June 2023 (the 'Statement'), attached herewith, being submitted by the Parent 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 ' Listing Regulations').
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, read with relevant rules issued thereunder (' Ind AS 34') and other accounting principles generally accepted in India and in compliance with Regulation. 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 Listing Regulations, to the extent applicable.

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

Name of the Company	Relationship
Sumit Garden Grove Construction LLP	LLP
Milestone Constructions and developers LLP	LLP
Sumit Star Land Developers LLP	LLP
Sumit Pragati Ventures LLP	LLP

UDIN: 23403437BGWDWU2094



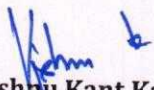


Sumit Pragati Shelters LLP	LLP
Homesync Real Estate Advisory Pvt Ltd	Subsidiary
Mitasu Developers Pvt Ltd	Subsidiary
Sumit Matunga Builders Pvt Ltd	Subsidiary
Sumit Hills Pvt Ltd	Subsidiary
Sumit Eminence Pvt Ltd	Subsidiary
Sumit Snehashish Venture	Joint Venture
Sumit Snehashish Joint Venture	Joint Venture
Sumit Kundil Joint Venture	Joint Venture
Sumit Chetna Venture	Joint Venture
Sumit Pramukh Venture	Joint Venture
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 revenue (before consolidation adjustment) of Rs.1.99 lakhs, total net Profit/(Loss) after tax (before consolidation adjustment) of Rs. (6.24) lakhs and total comprehensive income /(Loss) of Rs. (6.24) Lakhs for the quarter ended 30<sup>th</sup> June, 2023 as considered in the statement. This Financial results have been received by other Auditors.
7. Attention is drawn to the fact that the figures for the 3 months ended 31 March 2023 as reported in the Statement are the balancing figures between audited figures in respect of the full previous financial year and the year to date figures up to the third quarter of the previous financial year. The figures up to the end of the third quarter of previous financial year has only been reviewed and not subjected to audit.

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

**For SSRV & Associates**  
(Chartered Accountants)  
Firm Reg. No.: 135901W

  
**Vishnu Kant Kabra**  
(Partner)  
M. No.: 403437  
Place: Mumbai  
Date: 11<sup>th</sup> August, 2023



UDIN: 23403437BGWDWU2094



**SUMIT WOODS LIMITED**

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

**Statement of Unaudited Consolidated Financial Results for quarter ended June 30, 2023**

Sr. No.	Particulars	(Amount in Lakhs)			
		For the Quarter Ended			For the year Ended
		30.06.2023	31.03.2023	30.06.2022	31.03.2023
	Unaudited	Audited	Unaudited	Audited	
	<b>Income</b>				
I	Revenue from Operations	3,359.47	4,580.55	1,309.60	10,144.40
II	Other Income	37.49	55.23	17.78	145.67
III	<b>Total Income (I + II)</b>	<b>3,396.96</b>	<b>4,635.77</b>	<b>1,327.38</b>	<b>10,290.06</b>
	<b>IV Expenses</b>				
	Purchases	253.19	440.39	104.41	1,167.54
	Changes in inventories	60.79	845.51	(1,627.22)	(4146.48)
	Employee benefits expense	329.66	289.19	264.19	1,093.28
	Constructions & Development Expenses	2,023.06	2,016.26	1,993.21	8,886.97
	Finance costs	408.99	546.15	276.33	1,538.92
	Depreciation and amortisation expense	14.23	17.41	17.59	70.70
	Other expenses	93.87	222.29	111.31	769.33
	<b>Total expenses (IV)</b>	<b>3,183.79</b>	<b>4,377.20</b>	<b>1,139.81</b>	<b>9,380.26</b>
	Share of profit of associate	(0.64)	(1.05)	(0.13)	(1.96)
	Share of profit of joint ventures	(0.82)	20.88	(3.94)	7.56
V	<b>Profit/(Loss) before tax (III - IV)</b>	<b>211.71</b>	<b>278.40</b>	<b>183.50</b>	<b>915.40</b>
VI	Exceptional items	-	-	-	-
VII	<b>Profit/(Loss) before tax (V+VI)</b>	<b>211.71</b>	<b>278.40</b>	<b>183.50</b>	<b>915.40</b>
VIII	Tax expense				
	i) Current tax	53.81	31.96	57.64	220.72
	ii) Excess provision of earlier years written back	-	-	-	(13.68)
	iii) Deferred tax	(3.75)	(1.69)	(3.48)	10.26
IX	<b>Net Profit/(Loss) for the period (VII-VIII)</b>	<b>161.65</b>	<b>248.13</b>	<b>129.34</b>	<b>698.10</b>
X	Other Comprehensive Income				
	(i) Items that will not be reclassified to profit or loss -				
	-Remeasurements of the defined benefit plans (net of taxes)	(6.06)	(23.32)	(0.31)	(24.24)
	<b>Total other Comprehensive income</b>	<b>(6.06)</b>	<b>(23.32)</b>	<b>(0.31)</b>	<b>(24.24)</b>
XI	<b>Total Comprehensive Income for the period (IX+X)</b>	<b>155.59</b>	<b>224.81</b>	<b>129.03</b>	<b>673.86</b>
	<b>Profit for the period attributable:</b>				
	- Owners of the Company	152.96	257.06	154.86	764.03
	- Non-controlling interests	8.69	(8.93)	(25.52)	(65.93)
		<b>161.65</b>	<b>248.13</b>	<b>129.34</b>	<b>698.10</b>
	<b>Other comprehensive income for the period:</b>				
	- Owners of the Company	(6.06)	(23.32)	(0.31)	(24.24)
	- Non-controlling interests	-	-	-	-
		<b>(6.06)</b>	<b>(23.32)</b>	<b>(0.31)</b>	<b>(24.24)</b>
	<b>Total comprehensive income for the period:</b>				
	- Owners of the Company	146.90	233.74	154.55	739.79
	- Non-controlling interests	8.69	(8.93)	(25.52)	(65.93)
		<b>155.59</b>	<b>224.81</b>	<b>129.03</b>	<b>673.86</b>
XII	Paid up Equity Share Capital (Face Value of ₹ 10/- each)	3,058.70	3,058.70	3058.70	3058.70
XIII	Earning per equity share of ₹ 10/- each				
	(a) Basic (in ₹)	★ 0.50	★ 0.84	★ 0.51	2.50
	(b) Diluted (in ₹)	★ 0.42	★ 0.71	★ 0.51	2.31

★ Not annualised

PLACE: MUMBAI

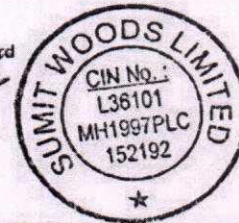
DATED: 11 August, 2023



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.

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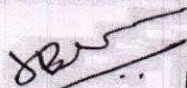
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**Notes:**

- 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 Quarter ended 30th June 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 11th August 2023. The Statutory Auditor of the company have expressed an Unmodified Opinion on the audited Consolidated financial results for the Quarter ended 30th June 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 of the quarter ended 31 March 2023 are the balancing figures between the figures for the audited financial year 2022-23 and published year to date unaudited figures up to the third quarter of the financial year.
- 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.

For and on behalf of the Board



Bhushan S. Nemlekar  
Whole time Director  
DIN : 00043824



PLACE: MUMBAI

DATED: 11 August, 2023



**Sumit Woods Limited.**

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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. Review Report on Quarterly Unaudited Standalone Financial Result of SUMIT WOODS LIMITED pursuant to the Regulation 33 of the SEBI ( Listing Obligation and Disclosure Requirements) Regulations, 2015.**

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

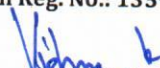
1. We have reviewed the accompanying statements of unaudited IND-AS Financial Results of **SUMIT WOODS LIMITED** ("the Company") for the quarter ended 30 June, 2023 ("The Statement"), being submitted by the Company pursuant to the requirement of Regulation 33 and Regulation 52 read with Regulation 63(2) of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, as amended ("Listing Obligations") which has been initiated by us for identification purposes.
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 accounting principles generally accepted in India and in compliance with Listing Obligations. Our responsibility is to issue a report these financial statements 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.

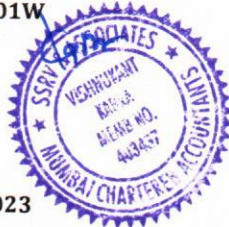
We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33 (8) of the Listing Regulations, to the extent applicable.

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 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.
5. Attention is drawn to the fact that the figures for the 3 months ended 31 March 2023 as reported in the Statement are the balancing figures between audited figures in respect of the full previous financial year and the year to date figures up to the third quarter of the previous financial year. The figures up to the end of the third quarter of previous financial year has only been reviewed and not subjected to audit.

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

For SSRV & Associates  
(Chartered Accountants)  
Firm Reg. No.: 135901W

  
Vishnu Kant Kabra  
(Partner)  
M. No.: 403437  
Place: Mumbai  
Date: 11<sup>th</sup> August, 2023



UDIN: 23403437BGWDWT6566



**SUMIT WOODS LIMITED**

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

**Statement of Unaudited Standalone Profit & Loss Account for the quarter ended June 30, 2023**

Sr No.	Particulars	(Amount in Rs. Lakhs)			
		For the Quarter Ended		For the year ended	
		30.06.2023	31.03.2023	30.06.2022	31.03.2023
		Unaudited	Audited	Unaudited	Audited
I	Revenue from operations	1,670.10	1,939.95	282.93	3,430.34
II	Other income	31.56	33.04	7.65	94.17
III	<b>Total Income (I+II)</b>	<b>1,701.66</b>	<b>1,972.99</b>	<b>290.58</b>	<b>3,524.51</b>
IV	<b>Expenses</b>				
	Purchases	151.88	305.95	76.13	838.92
	Changes in inventories	392.19	348.95	(1,323.31)	(3,392.18)
	Employee benefits expense	98.02	93.05	96.06	387.09
	Constructions & Development Expenses	634.06	647.08	1,172.66	4,262.11
	Finance costs	268.01	377.03	133.32	804.09
	Depreciation and amortisation expense	10.15	12.54	12.73	49.93
	Administration and other expenses	66.81	68.67	70.65	312.95
	<b>Total Expenses (IV)</b>	<b>1,621.12</b>	<b>1,853.27</b>	<b>238.23</b>	<b>3,262.91</b>
V	<b>Profit / (Loss) before tax (III-IV)</b>	<b>80.54</b>	<b>119.72</b>	<b>52.36</b>	<b>261.60</b>
VI	<b>Tax Expenses</b>				
	Current tax	-	0.01	-	(13.67)
	Deferred tax	(1.83)	(1.98)	(1.99)	13.22
	<b>Total tax expense</b>	<b>(1.83)</b>	<b>(1.97)</b>	<b>(1.99)</b>	<b>(0.45)</b>
VII	<b>Profit / (Loss) for the period (V-VI)</b>	<b>82.37</b>	<b>121.69</b>	<b>54.35</b>	<b>262.05</b>
VIII	<b>Other comprehensive income</b>				
	Items that will not be reclassified subsequently to profit or loss Remeasurement of the net defined benefit liability/asset (Net of Taxes)	(6.06)	(23.32)	(0.31)	(24.24)
	<b>Total other comprehensive income/(loss) (Net of taxes)</b>	<b>(6.06)</b>	<b>(23.32)</b>	<b>(0.31)</b>	<b>(24.24)</b>
IX	<b>Total comprehensive income for the period (VII+VIII)</b>	<b>76.31</b>	<b>98.36</b>	<b>54.04</b>	<b>237.81</b>
X	<b>Paid up share capital (par value ₹10/- each, fully paid)</b>	<b>3,058.70</b>	<b>3,058.70</b>	<b>3,058.70</b>	<b>3,058.70</b>
XI	<b>Earnings per equity share (par value ₹10/- each)**</b>				
	(a) Basic (in ₹)	0.27	0.40	0.18	0.86
	(b) Diluted (in ₹)	0.23	0.34	0.18	0.79

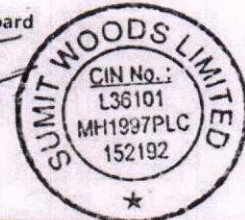
\*\* EPS is not annualized for the quarter ended June 30, 2023, quarter ended March 31, 2023 and quarter ended June 30, 2022.



PLACE: MUMBAI  
DATED: 11 August 2023

For and on behalf of the Board

Bhushan S. Nemlekar  
Whole Time Director  
DIN : 00043824



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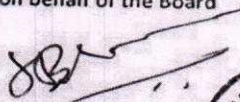
**Notes:**

- 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 for the quarter ended on June 30, 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 11th August 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 of the quarter ended 31 March 2023 are the balancing figures between the figures for the audited financial year 2022-23 and published year to date unaudited figures up to the third quarter of the financial year.
- 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: 11 August 2023



For and on behalf of the Board

  
Bhushan S. Nemlekar  
Whole Time Director  
DIN : 00043824



**Sumit Woods Limited.**

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