

Date: November 11, 2024

To,
The Corporate Relationship Department
BSE Limited
P. J. Towers, Dalal Street,
Mumbai - 400 001
Scrip Code: 960297

Subject: Outcome of Board Meeting

Dear Sir/Madam,

Pursuant to the Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time ("**SEBI LODR Regulations**"), this is to inform you that the Board of Directors of Company at their meeting held **today i.e. November 11, 2024** has inter-alia, considered and approved Un-audited Financial Results (Standalone & Consolidated) of Company for the Quarter and Half Year ended September 30, 2024 along with Information as required under Regulation 52(4) and Regulation 54 of SEBI LODR Regulations. Further the Limited Review Report issued by the Statutory Auditors of the Company on the aforesaid Un-audited Financial Results was reviewed and taken on record.

Please find enclosed following:

1. Un-audited Financial Results (Standalone & Consolidated) of Company for the Quarter and Half Year ended September 30, 2024 along with the Statement of the extent and nature of security created and maintained with respect to the secured listed non-convertible debt securities and Security Cover available under Regulation 54(2) and (3) of SEBI LODR Regulations, forming part of notes to the said un-audited Financial Results; and
2. Limited Review Report issued by the Statutory Auditors of the Company.

The Meeting commenced at **11.55 a.m.** and concluded at **12.40 p.m.**

Please take the abovementioned information on your record.

Yours faithfully,
For Atmosphere Realty Private Limited

Vishal Adhav
Company Secretary and Compliance Officer
Membership No.: ACS 65202



Encl.: As above

Atmosphere Realty Private Limited (Previously known as Man Chandak Developers Private Limited)

Registered Office Address: 1008, 10th Floor, Krushal Commercial Complex, G. M. Road, Chembur (W), Mumbai - 400089. E: office@maninfra.com W: www.atmosphere02.in CIN: U70102MH2007PTC166974

Site Address: Atmosphere 02, Goregaon-Mulund Link Road, Near Fortis Hospital, Mulund (W), Mumbai - 400080.

Sales Office: T: +91 22 25628409, +91 22 42463999 F: +91 22 25260589 E: atmosphere@thewadhwaingroup.com



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M A PARIKH SHAH & ASSOCIATES LLP
Chartered Accountants

Limited Review Report on Statement of Unaudited Standalone Financial Results for the quarter and half year ended September 30, 2024, pursuant to Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To
The Board of Directors of
Atmosphere Realty Private Limited

1. We have reviewed the accompanying Statement of unaudited standalone financial results of **Atmosphere Realty Private Limited** ("the Company") for the quarter and half year ended September 30, 2024 ("the Statement"), attached herewith, being submitted by the Company pursuant to the requirement of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").

The Statement includes the results for the quarter ended September 30, 2024, which are the balancing figures between unaudited figures for the half year ended September 30, 2024 and unaudited figures for the quarter ended June 30, 2024. Also, the comparative figures for the quarter ended September 30, 2023 are the balancing figures between unaudited figures for the half year ended September 30, 2023 and unaudited figures for the quarter ended June 30, 2023, which were subjected to a limited review by us, as required under the Listing Regulations.

Management's Responsibility

2. This Statement which is the responsibility of the Company's Management and approved by the 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.

Auditor's Responsibility

3. Our responsibility is to issue a report on the statement based on our review.

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. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review is limited primarily to inquiries of Company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.



LLPIN: ABZ-8460

M A Parikh Shah & Associates (formerly known as M A Parikh & Co) having partnership firm registration no. B-165353 has been converted from a Firm into Limited Liability Partnership w.e.f. 16th January 2023.

B 21-25 Paragon Centre, Pandurang Budhkar Marg, Worli, Mumbai – 400013

Phone: 4073 3000 / 4156 9000- E-MAIL: map@maparikh.co.in

M A PARIKH SHAH & ASSOCIATES LLP

Chartered Accountants

Conclusion

4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with aforesaid Indian Accounting Standards prescribed under Section 133 of the Companies Act, 2013, read with relevant rules issued thereunder and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For M A Parikh Shah & Associates LLP
Chartered Accountants
Firm's Registration No. 107556W/W100897



Dhaval B. Selwadia
Partner
Membership No. 100023



UDIN: 24100023BKCCXU1256

Place: Mumbai,
Date: November 11, 2024

Statement of Standalone financial results for the quarter and half year ended September 30, 2024

Sr. No.	Particulars	Quarter ended			Half Year ended		Year ended
		September 30 2024	June 30 2024	September 30 2023	September 30 2024	September 30 2023	March 31 2024
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	(a) Revenue from operations	16,588.39	11,375.83	10,745.98	27,964.22	25,105.53	53,231.37
	(b) Other income	160.35	192.24	37.87	352.59	117.09	532.04
	Total income	16,748.74	11,568.07	10,783.85	28,316.81	25,222.62	53,763.41
2	Expenses						
	(a) Project expenses	10,071.85	4,766.44	7,904.55	14,838.29	16,222.16	28,788.02
	(b) Changes in inventories of finished goods and work-in-progress	140.79	3,967.15	1,067.15	4,107.94	4,597.41	11,361.18
	(c) Employee benefits expense	165.04	174.27	117.60	339.31	258.94	548.82
	(d) Finance costs	36.06	0.01	1.36	36.07	3.85	12.15
	(e) Depreciation and amortisation expense	-	-	-	-	-	-
	(f) Other expenses	1,372.87	743.73	1,009.58	2,116.60	1,852.23	3,922.74
	Total expenses	11,786.61	9,651.60	10,100.24	21,438.21	22,934.59	44,632.91
3	Profit before exceptional items and tax (1-2)	4,962.13	1,916.47	683.61	6,878.60	2,288.03	9,130.50
4	Exceptional items	-	-	-	-	-	-
5	Profit before tax (3+4)	4,962.13	1,916.47	683.61	6,878.60	2,288.03	9,130.50
6	Tax expense:						
	Current tax	1,306.10	475.54	242.13	1,781.64	692.95	2,458.30
	Deferred tax	(34.18)	4.74	(20.05)	(29.44)	(66.99)	(90.34)
	Total tax expense	1,271.92	480.28	222.08	1,752.20	625.96	2,367.96
7	Profit for the period / year (5-6)	3,690.21	1,436.19	461.53	5,126.40	1,662.07	6,762.54
8	Other comprehensive income						
	Remeasurement of the defined benefit plans (net of taxes)	0.20	0.17	(0.24)	0.37	(0.47)	1.28
9	Total comprehensive income (7+8)	3,690.41	1,436.36	461.29	5,126.77	1,661.60	6,763.82
10	Basic and diluted earnings per share (Face value of ₹ 100 /- each) (not annualised for the quarter)	14,760.84	5,744.76	1,846.12	20,505.60	6,648.28	27,050.16
11	Paid-up equity share capital (Face value of share ₹ 100/- each)	25.00	25.00	25.00	25.00	25.00	25.00
12	Paid-up debt capital (secured debentures) (refer note no. 7)	2,500.00	2,500.00	9,000.00	2,500.00	9,000.00	2,500.00
13	Reserves (excluding revaluation reserves)	13,509.18	9,818.77	7,780.19	13,509.18	7,780.19	8,382.41
14	Debenture redemption reserve	250.00	250.00	900.00	250.00	900.00	250.00
	Ratios as required in regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirement) Regulation, 2015						
15	Security cover available for NCDs	4.84	4.82	2.09	4.84	2.09	4.86
16	Debt equity ratio	0.46	1.06	2.44	0.46	2.44	1.46
17	Debt service coverage ratio	0.83	1.03	0.35	0.87	0.36	0.50
18	Interest service coverage ratio	2.64	2.84	1.45	2.69	1.95	2.75
19	Current ratio	1.60	4.32	4.01	1.60	4.01	2.96
20	Long-term debt to working capital	4.75	2.32	1.52	4.75	1.52	1.95
21	Bad debts to account receivable	NA	NA	NA	NA	NA	NA
22	Current liability ratio	0.86	0.33	0.31	0.86	0.31	0.44
23	Total debts to total assets ratio	0.13	0.33	0.49	0.13	0.49	0.34
24	Debtors turnover	NA	NA	NA	NA	NA	NA
25	Inventory turnover	0.52	0.44	0.29	0.97	0.67	1.46
26	Operating margin (%)	38.50%	23.27%	16.63%	32.31%	17.19%	24.73%
27	Net profit margin (%)	29.97%	16.88%	6.41%	24.65%	9.17%	17.26%
28	Net profit after tax	3,690.21	1,436.19	461.53	5,126.40	1,662.07	6,762.54
29	Basic earnings and diluted earnings per share (not annualised for the quarter)	14,760.84	5,744.76	1,846.12	20,505.60	6,648.28	27,050.16
30	Net worth	13,534.20	9,843.77	7,805.19	13,534.18	7,805.19	8,407.41

A Ratios

- (i) Formula used for the calculation of ratios
- (a) Debt equity ratio = Debt/Equity (Net worth)
- Debt = Secured and unsecured borrowings
- Net worth = Equity share capital + Reserves and surplus
- (b) Debt service coverage ratio = Profit before tax but before interest and depreciation/Debt service cost
- (c) Interest service coverage cost = Profit before interest and tax/interest cost
- (d) Current ratio = Current assets / Current liabilities
- (e) Long term debt to working capital = Long term debt / (Current assets - Current liabilities)
- (f) Bad debts to account receivable = Bad debts / Account receivable
- (g) Current liability ratio = Current liability / Total liability
- (h) Total debts to total assets ratio = Total debts / Total assets
- (i) Debtors turnover = Net credit sales/Average account receivable.
- (j) Inventory turnover = Cost of goods sold / Average inventory.
- (k) Operating margin = Operating expenses / Total turnover recognised
- (l) Net profit margin = Net profit / Total turnover recognised

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- B** Disclosures in relation to security cover as required in regulation 54(2) of the SEBI (Listing Obligations and Disclosure Requirement) Regulation, 2015 is given below :

The Debentures are secured by:

first ranking and exclusive mortgage over the Identified Apartments Property (Unsold),

second ranking residual mortgage over the Project Land or any part thereof,


first ranking and exclusive hypothecation over the moveable property together with all benefits therein, both present and future.

- C** Credit Rating: CRISIL has upgraded credit rating to "BBB- Stable"

- D** The redemption of debentures, if any in the ensuing financial year is at the option of debenture holder and hence in the opinion of the Company, the requirement of investment / deposit in accordance with the Companies (Share Capital and Debentures) Rules, 2014 is not applicable.

Standalone Balance Sheet as at September 30, 2024

Sr. No.	Particulars	As at September 30 2024	As at March 31 2024
		Unaudited	Audited
	ASSETS		
1	Non-current assets		
a	Property, plant and equipment	39.81	103.12
b	Intangible assets	-	-
c	Financial assets		
	(i) Investments	1.17	0.20
	(ii) Other financial assets	114.32	89.06
d	Other non-current assets	0.73	13.24
		156.03	205.62
2	Current assets		
a	Inventories	17,876.37	22,000.55
b	Financial assets		
	(i) Investments	3,467.68	3,422.34
	(ii) Trade receivables	14,054.54	2,194.00
	(iii) Cash and cash equivalents	11,789.11	5,939.95
	(iv) Bank balances other than (iii) above	591.36	640.12
	(v) Loan	0.23	-
	(vi) Other financial assets	92.85	78.75
c	Other current assets	994.25	1,727.55
		48,866.39	36,003.26
	Total assets	49,022.42	36,208.88
	EQUITY AND LIABILITIES		
	Equity		
a	Equity share capital	25.00	25.00
b	Other equity	13,509.18	8,382.41
		13,534.18	8,407.41
	Liabilities		
1	Non-current liabilities		
a	Financial liabilities		
	(i) Borrowings	3,842.62	12,263.74
	(ii) Other financial liabilities	837.69	634.89
b	Provisions	74.91	2,602.79
c	Deferred tax liabilities (Net)	123.61	152.93
		4,878.83	15,654.35
2	Current liabilities		
a	Financial liabilities		
	(i) Borrowings	2,435.49	-
	(ii) Trade payables		
	Total outstanding dues of micro enterprises and small enterprises	391.03	395.76
	Total outstanding dues of creditors other than micro enterprises and small enterprises	2,870.93	2,618.43
	(iii) Other financial liabilities	946.04	577.32
b	Other current liabilities	16,357.42	8,097.45
c	Provisions	6,732.07	73.62
d	Current tax liabilities (Net)	876.43	384.54
		30,609.41	12,147.12
	Total equity and liabilities	49,022.42	36,208.88

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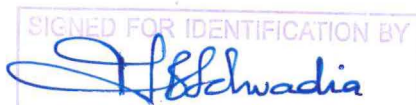


Standalone Statement of Cash Flows for the year ended September 30, 2024

Sr. No.	Particulars	Half year ended September 30 2024 unaudited	Year year ended March 31 2024 Audited
a	Cash flow from operating activities		
	Profit before tax	6,878.60	9,130.50
	Non-cash adjustment to profit before tax:		
	Sundry balances written back	(29.37)	(40.98)
	Net gain on sale of current investments	-	(150.27)
	Interest income	(100.61)	(148.73)
	Finance costs	36.07	12.15
	Profit on sale of fixed assets	(64.08)	(32.70)
	Fair value (gain) / loss on investments	(15.34)	99.91
	Remeasurements of the net defined benefit obligation	0.49	1.71
		6,705.76	8,871.59
	Change in operating assets and liabilities :		
	Decrease in inventories	8,158.16	17,059.85
	(Increase) / Decrease in trade receivables	(11,860.54)	1,565.19
	Decrease in other financial assets	5.35	214.73
	Decrease in other assets	733.29	377.44
	Decrease / (Increase) in other non-current assets	12.51	(9.78)
	Increase / (Decrease) in trade payables	277.14	(2,055.43)
	Increase in other financial liabilities	599.77	560.03
	Increase / (Decrease) in other current liabilities	8,259.97	(5,121.06)
	Increase in provisions	699.36	20.88
	Cash generated from operations	13,590.77	21,483.44
	Direct taxes paid (net of refunds)	1,323.90	1,773.81
	Net cash flow from operating activities (A)	12,266.87	19,709.63
b	Cash flow from investing activities		
	Payments for acquisition of property, plant and equipment	120.39	56.66
	Sale of current investments	-	2,014.11
	Investments in LLP	(0.97)	(0.20)
	Investments in LLP Current account	(30.00)	(3,010.00)
	Interest received	72.03	144.56
	Changes in Fixed deposits	32.64	(582.50)
	Net cash flow from investing activities (B)	194.09	(1,377.37)
c	Cash flows from financing activities		
	Finance costs	(565.03)	(1,949.50)
	Loan Given	(0.23)	-
	Premium Paid on redemption of debentures	-	(1,290.00)
	Dividend paid	-	(4,500.00)
	Redemption of debentures	-	(12,900.00)
	Secured Loan from bank taken	-	12,000.00
	Secured Loan from bank repaid	(6,046.54)	(10,998.70)
	Net cash flow in financing activities (C)	(6,611.80)	(19,638.20)
d	Net increase/ (decrease) in cash and cash equivalents (A+B+C)	5,849.16	(1,305.94)
e	Cash and cash equivalents at the beginning of the year	5,939.95	7,245.89
	Cash and cash equivalents at the end of the year	11,789.11	5,939.95
f	Reconciliation of cash and cash equivalents as per the cash flow statement		
	Cash and cash equivalents	11,789.11	5,939.95
		11,789.11	5,939.95

Notes:

- The above standalone financial results have been reviewed and approved by the board of directors of Atmosphere Realty Private Limited ('the Company') at the meeting held on November 11, 2024. The Statutory Auditors of the Company have conducted a review of the standalone financial results for the quarter and half year ended September 30, 2024.
- The Board of Directors, in their meeting held on January 30, 2024, had declared and paid interim dividend of ₹ 18,000/- per equity share for the financial year 2023-24.
- These standalone 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 and the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013.

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MUMBAI



All amounts are in INR (Lakhs) otherwise stated, except earnings per share

- 4 The nature of the real estate business of the Company is such that the results of the quarter / half year may not be representative of the profit for the period / year.
- 5 Revenue is recognised over the period of time in respect of units under construction, which are 'qualifying assets' in terms of Ind AS 23: "Borrowing Costs" and accordingly, borrowing cost is continued to be allocated as part of the project cost.
- 6 During the year ended March 31, 2021, the Company had issued 2,179 secured, rated, listed, redeemable, non-convertible debentures of face value of Rs. 10 lakhs each, aggregating to Rs. 21,790.00 lakhs on a private placement basis.

Upto September 30, 2024, the Company has made redemption of 1,929 secured, rated, listed, redeemable, non-convertible debentures of face value of Rs.10 lakhs each, aggregating to Rs. 19,290.00 lakhs at a premium of Rs.1 Lakhs each, aggregating to Rs.1,929.00 lakhs. These debentures are listed on BSE Limited.

7 Break-up of the debt capital is given as under:

Particulars	Quarter ended			Half Year ended		Year ended
	September 30 2024	June 30 2024	September 30 2023	September 30 2024	September 30 2023	March 31 2024
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
250 (Preceeding year 250) secured non-convertible debentures of face value of Rs. 10 Lakhs each	2,500.00	2,500.00	9,000.00	2,500.00	9,000.00	2,500.00
The same are stated net of amortised cost	2,435.49	2,411.49	8,534.11	2,435.49	8,534.11	2,401.55

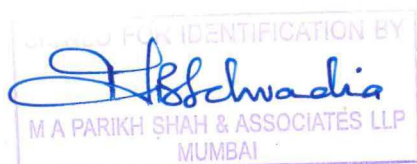
- 8 The Company operates in a single business and geographical segment viz.'real estate development' and hence, the disclosure requirement under Ind AS 108 - 'Operating Segments' are not applicable.

For Atmosphere Realty Private Limited



Navin Makhija
Managing Director
DIN no. 00390435

Place : Mumbai
Dated : November 11, 2024



Limited Review Report on Statement of Unaudited Consolidated Financial Results for the quarter and half year ended September 30, 2024 pursuant to the Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To,
The Board of Directors
Atmosphere Realty Private Limited

1. We have reviewed the accompanying Statement of unaudited consolidated financial results of **Atmosphere Realty Private Limited** ("the Parent or the Company") and its associates (the Company and its associates together referred to as "the Group") for the quarter and half year ended September 30, 2024 ("the Statement") attached herewith, being submitted by the Company pursuant to the requirement of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").

The Statement includes the results for the quarter ended September 30, 2024, which are the balancing figures between unaudited figures for the half year ended September 30, 2024 and unaudited figures for the quarter ended June 30, 2024. Also, the comparative figures for the quarter ended September 30, 2023 are the balancing figures between unaudited figures for the half year ended September 30, 2023 and unaudited figures for the quarter ended June 30, 2023, which were subjected to a limited review by us, as required under the Listing Regulations.

Management's responsibility for the Statement

2. The Statement is the responsibility of the Parent's Management and has been approved by the Parent's Board of Directors. The Statement 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, and other accounting principles generally accepted in India.

Auditor's responsibility

3. Our responsibility is to express a conclusion on the Statement based on our review.

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 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, to the extent applicable.

The Statement includes the results of the following associate entities:

Name of the entity	Relationship
Arhan Homes LLP	Associate entity
Atmosphere Homes LLP	Associate entity

LLPIN: ABZ-8460

M A Parikh Shah & Associates (formerly known as M A Parikh & Co) having partnership firm registration no. B-165353 has been converted from a Firm into Limited Liability Partnership w.e.f. 16th January 2023.

B 21-25 Paragon Centre, Pandurang Budhkar Marg, Worli, Mumbai – 400013

Phone: 4073 3000 / 4156 9000- E-MAIL: map@maparikh.co.in



M A PARIKH SHAH & ASSOCIATES LLP

Chartered Accountants

Conclusion

4. Based on our review conducted and procedures performed as stated in above Auditor's Responsibility paragraph and based on the consideration of the review report of the associate entity furnished to us and management certified accounts furnished to us, 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 Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.

Other Matter

5. The accompanying Statement includes the unaudited financial results and other financial information in respect of:
- (a) One Associate, whose financial results include total assets of Rs 3,119.38 lakhs as at September 30, 2024, total income of Rs 25.37 lakhs, and total net profit of Rs 16.54 lakhs for the half year ended September 30, 2024. These results have not been reviewed by us. The unaudited standalone financial results have been reviewed by another auditor, whose review report has been furnished to us by the management. Our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of this associate, is based solely on the review report of the other auditor and the procedures performed by us.
- (b) Another Associate, whose financial statements include total assets of Rs 31.93 lakhs as at September 30, 2024, total income of Rs Nil, and total net loss of Rs 0.17 lakhs for the half year ended September 30, 2024. These financial results have not been reviewed by any auditor. The unaudited financial results have been approved and furnished to us by the Management. Our opinion on the Statement, in so far as it relates to the amounts and disclosures included in respect of this associate, is based solely on such unaudited financial results. In our opinion and according to the information and explanations given to us by the Management, these financial results are not material to the Group.

Our report on the Statement is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors and unaudited financial results provided by the management.

For M A Parikh Shah & Associates LLP
Chartered Accountants
Firm's Registration No. 107556W/W100897



Dhaval B. Selwadia
Partner

Membership No. 100023

UDIN: 24100623BKCCXV7679



Place: Mumbai,

Date: November 11, 2024

All amounts are in INR (Lakhs) otherwise stated, except earnings per share

Statement of Consolidated financial results for the quarter and half year ended September 30, 2024


Sr. No.	Particulars	Quarter ended			Half Year ended		Year ended
		September 30 2024	June 30 2024	September 30 2023	September 30 2024	September 30 2023	March 31 2024
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	(a) Revenue from operations	16,588.39	11,375.83	10,745.98	27,964.22	25,105.53	53,231.37
	(b) Other income	160.35	192.24	37.87	352.59	117.09	532.04
	Total income	16,748.74	11,568.07	10,783.85	28,316.81	25,222.62	53,763.41
2	Expenses						
	(a) Project expenses	10,071.85	4,766.44	7,904.55	14,838.29	16,222.16	28,788.02
	(b) Changes in inventories of finished goods and work-in-progress	140.79	3,967.15	1,067.15	4,107.94	4,597.41	11,361.18
	(c) Employee benefits expense	165.04	174.27	117.60	339.31	258.94	548.82
	(d) Finance costs	36.06	0.01	1.36	36.07	3.85	12.15
	(e) Depreciation and amortisation expense	-	-	-	-	-	-
	(f) Other expenses	1,372.87	743.73	1,009.58	2,116.60	1,852.23	3,922.74
	Total expenses	11,786.61	9,651.60	10,100.24	21,438.21	22,934.59	44,632.91
3	Profit before exceptional items, share of Profit / (loss) from associates and tax (1-2)	4,962.13	1,916.47	683.61	6,878.60	2,288.03	9,130.50
4	Share of net Profit / (loss) of Investments accounted for using equity method	0.70	0.94	-	1.64	-	(0.51)
5	Profit before exceptional items and tax (3+4)	4,962.83	1,917.41	683.61	6,880.24	2,288.03	9,129.99
6	Exceptional items	-	-	-	-	-	-
7	Profit before tax (5+6)	4,962.83	1,917.41	683.61	6,880.24	2,288.03	9,129.99
8	Tax expense:						
	Current tax	1,306.10	475.54	242.13	1,781.64	692.95	2,458.30
	Deferred tax	(34.18)	4.74	(20.05)	(29.44)	(66.99)	(90.34)
	Total tax expense	1,271.92	480.28	222.08	1,752.20	625.96	2,367.96
9	Profit for the period / year (7-8)	3,690.91	1,437.13	461.53	5,128.04	1,662.07	6,762.03
10	Other comprehensive income						
	Remeasurement of the defined benefit plans (net of taxes)	0.20	0.17	(0.24)	0.37	(0.47)	1.28
11	Total comprehensive income (9+10)	3,691.11	1,437.30	461.29	5,128.41	1,661.60	6,763.31
12	Basic and diluted earnings per share (Face value of ₹ 100 /- each) (not annualised for the quarter)	14,763.64	5,748.52	1,846.12	20,512.16	6,648.28	27,048.12
13	Paid-up equity share capital (Face value of share ₹ 100/- each)	25.00	25.00	25.00	25.00	25.00	25.00
14	Paid-up debt capital (secured debentures)	2,500.00	2,500.00	9,000.00	2,500.00	9,000.00	2,500.00
15	Reserves (excluding revaluation reserves)	13,510.31	9,819.20	7,780.19	13,510.31	7,780.19	8,381.90
16	Debenture redemption reserve	250.00	250.00	900.00	250.00	900.00	250.00

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Consolidated Balance Sheet as at September 30, 2024

Sr. No.	Particulars	As at September 30 2024	As at March 31 2024
		Unaudited	Audited
	ASSETS		
1	Non-current assets		
a	Property, plant and equipment	39.81	103.12
b	Intangible assets	-	-
c	Investment accounted for using the equity method	3,042.30	3,009.69
d	Financial assets		
	Other financial assets	114.32	89.06
e	Other non-current assets	0.73	13.24
		3,197.16	3,215.11
2	Current assets		
a	Inventories	17,876.37	22,000.55
b	Financial assets		
	(i) Investments	427.68	412.34
	(ii) Trade receivables	14,054.54	2,194.00
	(iii) Cash and cash equivalents	11,789.11	5,939.95
	(iv) Bank balances other than (iii) above	591.36	640.12
	(v) Loan	0.23	-
	(vi) Other financial assets	92.85	78.75
c	Other current assets	994.25	1,727.55
		45,826.39	32,993.26
	Total assets	49,023.55	36,208.37
	EQUITY AND LIABILITIES		
	Equity		
a	Equity share capital	25.00	25.00
b	Other equity	13,510.31	8,381.90
		13,535.31	8,406.90
	Liabilities		
1	Non-current liabilities		
a	Financial liabilities		
	(i) Borrowings	3,842.62	12,263.74
	(ii) Other financial liabilities	837.69	634.89
b	Provisions	74.91	2,602.79
c	Deferred tax liabilities (Net)	123.61	152.93
		4,878.83	15,654.35
2	Current liabilities		
a	Financial liabilities		
	(i) Borrowings	2,435.49	-
	(ii) Trade payables		
	Total outstanding dues of micro enterprises and small enterprises	391.03	395.76
	Total outstanding dues of creditors other than micro enterprises and small enterprises	2,870.93	2,618.43
	(iii) Other financial liabilities	946.04	577.32
b	Other current liabilities	16,357.42	8,097.45
c	Provisions	6,732.07	73.62
d	Current tax liabilities (Net)	876.43	384.54
		30,609.41	12,147.12
	Total equity and liabilities	49,023.55	36,208.37

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Consolidated Statement of Cash Flows for the half year ended September 30, 2024

Sr. No.	Particulars	Half year ended September 30 2024	Year year ended March 31 2024
		Unaudited	Audited
a	Cash flow from operating activities		
	Profit/ (Loss) before tax	6,880.24	9,129.99
	Non-cash adjustment to profit before tax:		
	Share of (Profit)/loss of associates	(1.64)	0.51
	Sundry balances written back	(29.37)	(40.98)
	Net gain on sale of current investments	-	(150.27)
	Interest income	(100.61)	(148.73)
	Finance costs	36.07	12.15
	Loss on sale of fixed assets	(64.08)	(32.70)
	Fair value (gain) / loss on investments	(15.34)	99.91
	Remeasurements of the net defined benefit obligation	0.49	1.71
		6,705.76	8,871.59
	Change in operating assets and liabilities :		
	Decrease in inventories	8,158.16	17,059.85
	(Increase) / Decrease in trade receivables	(11,860.54)	1,565.19
	Decrease in other financial assets	5.35	214.73
	Decrease in other assets	733.29	377.44
	Decrease / (Increase) in other non-current assets	12.51	(9.78)
	Increase / (Decrease) in trade payables	277.14	(2,055.43)
	Increase in other financial liabilities	599.77	560.03
	Increase / (Decrease) in other current liabilities	8,259.97	(5,121.06)
	Increase in provisions	699.36	20.88
	Cash generated from operations	13,590.77	21,483.44
	Direct taxes paid (net of refunds)	1,323.90	1,773.81
	Net cash flow from operating activities (A)	12,266.87	19,709.63
b	Cash flow from investing activities		
	Payments for acquisition of property, plant and equipment	120.39	56.66
	Sale of current investments	-	2,014.11
	Purchase of current investments	-	-
	Investments in LLP	(30.97)	(0.20)
	Investments in LLP Current account	-	(3,010.00)
	Interest received	72.04	144.56
	Changes in Fixed deposits	32.64	(582.50)
	Net cash flow from investing activities (B)	194.10	(1,377.37)
c	Cash flows from financing activities		
	Finance costs	(565.03)	(1,949.50)
	Loan Given	(0.23)	-
	Premium Paid on Redemption	-	(1,290.00)
	Dividend paid	-	(4,500.00)
	Redemption of Debentures	-	(12,900.00)
	Secured Loan from bank taken	-	12,000.00
	Secured Loan from bank repaid	(6,046.55)	(10,998.70)
	Net cash flow in financing activities (C)	(6,611.81)	(19,638.20)
d	Net increase/ (decrease) in cash and cash equivalents (A+B+C)	5,849.16	(1,305.94)
e	Cash and cash equivalents at the beginning of the year	5,939.95	7,245.89
	Cash and cash equivalents at the end of the period	11,789.11	5,939.95
f	Reconciliation of cash and cash equivalents as per the cash flow statement		
	Cash and cash equivalents	11,789.11	5,939.95
		11,789.11	5,939.95

Notes:

- The above financial results have been reviewed and approved by the board of directors of Atmosphere Realty Private Limited ('the Company') at the meeting held on November, 11, 2024. The Statutory Auditors of the Company have conducted a review of the consolidated financial results for the quarter and half year ended September 30, 2024.
- The Board of Directors, in their meeting held on January 30, 2024, had declared and paid interim dividend of ₹ 18,000/- per equity share for the financial year 2023-24.

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- 3 These consolidated 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 and the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013.
- 4 The nature of the real estate business of the Company is such that the result of the quarter / half year may not be representative of the profit for the period / year.
- 5 Revenue is recognised over the period of time in respect of units under construction, which are 'qualifying assets' in terms of Ind AS 23: "Borrowing Costs" and accordingly, borrowing cost is continued to be allocated as part of the project cost.

6 Key standalone financial information is as follows:

Particulars	Quarter ended			Half Year ended		Year ended
	September 30 2024	June 30 2024	September 30 2023	September 30 2024	September 30 2023	March 31 2024
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
Total revenue (including other income)	16,748.74	11,568.07	10,783.85	28,316.81	25,222.62	53,763.41
Profit before tax	4,962.13	1,916.47	683.61	6,878.60	2,288.03	9,130.50
Profit after tax	3,690.21	1,436.19	461.53	5,126.40	1,662.07	6,762.54

- 7 The Company operates in a single business and geographical segment viz.'real estate development' and hence, the disclosure requirement under Ind AS 108 - 'Operating Segments' are not applicable.

For Atmosphere Realty Private Limited



Navin Makhija
Managing Director
DIN no. 00390435

Place : Mumbai
Dated : 11th November, 2024

