



May 28, 2026

To,  
**BSE Limited,**  
**Listing Department,**  
P.J. Towers, 1<sup>st</sup> Floor,  
Dalal Street, Fort,  
Mumbai - 400 001

Dear Sir,

**Sub:** Outcome of Board Meeting held on May 28, 2026

**Ref.:** Scrip Code: 521149

Pursuant to Regulations 30 and 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI LODR"), please be informed that the Board of Directors of the Company has at its meeting held today, i.e. on Thursday, May 28, 2026, inter-alia, considered and approved Standalone and Consolidated audited Financial statements of the Company for the quarter and year ended March 31, 2026.

Pursuant to Regulation 33(3)(d) of SEBI LODR, it is hereby declared that M/s. L.U. Krishnan & Co, Chartered Accountants (Registration No. 001527S), the Statutory Auditor of the Company has issued Audit Report with unmodified opinion in respect of the Audited Financial Results (Standalone and Consolidated) of the Company for the year ended March 31, 2026.

A copy of the audited financial statements (Standalone and Consolidated) alongwith the Auditor's Report with unmodified opinion is attached herewith for your record as '**Annexure A**'.

The meeting of the Board of Directors commenced at 2.11 pm and concluded at 2.32 pm.

Thanking you,

Yours faithfully,

**For Prime Urban Development India Limited**


DARSHI  
SHAILESH SHAH  
Digitally signed by  
DARSHI SHAILESH SHAH  
Date: 2026.05.28 14:41:56  
+05'30'

**Darshi Shah**  
**Company Secretary & Compliance Officer**

Encl: as above

PRIME URBAN DEVELOPMENT INDIA LIMITED						
CIN L47990TZ1936PLC00001						
Registered Office : Door No.164/18 Maruthachalapuram Main Road, Opposite to Ration Shop, 60 Feet Road, Tirupur - 641 602, Tamil Nadu, India						
Email: companysecretary@ptonline.com; Website: www.ptonline.com						
Statement of Audited Standalone Financial Results for the Quarter and Year Ended 31st March 2026						
			Rs. in Lakhs except per share data			
Sr. No	Particulars	Quarter ended		Year Ended		
		31.03.2026	31.12.2025	31.03.2025	31.03.2026	31.03.2025
		Audited (*)	Un-audited	Audited (*)	Audited	Audited
1	<b>Income from Operations</b>					
	a Revenue from Operations	-	-	345.00	-	345.00
	b Other Income	31.51	33.72	207.80	185.26	337.52
	<b>Total income</b>	<b>31.51</b>	<b>33.72</b>	<b>552.80</b>	<b>185.26</b>	<b>682.52</b>
2	<b>Expenses</b>					
	a Cost of Land (Villa)	-	-	45.34	-	45.34
	b Purchase of Stock in Trade	4.97	-	1.77	4.97	11.28
	c Changes in inventories of stock in trade	(4.79)	-	154.58	(4.79)	145.07
	d Employee Benefit expenses	7.15	7.13	11.99	35.33	49.05
	e Finance cost	2.49	3.67	11.53	12.28	64.23
	f Depreciation and Amortisation expense	2.62	3.90	6.48	14.32	19.98
	g Other Expenses	31.49	34.91	52.52	136.30	171.38
	<b>Total expenses</b>	<b>43.93</b>	<b>49.61</b>	<b>284.21</b>	<b>198.42</b>	<b>506.33</b>
3	<b>Profit / (Loss) before tax and exceptional/extraordinary items (1-2)</b>	<b>(12.41)</b>	<b>(15.89)</b>	<b>268.59</b>	<b>(13.16)</b>	<b>176.19</b>
4	Exceptional Items (Note 5)	-	-	-	-	-
5	<b>Profit / (Loss) before extraordinary and tax (3 + 4)</b>	<b>(12.41)</b>	<b>(15.89)</b>	<b>268.59</b>	<b>(13.16)</b>	<b>176.19</b>
6	Extraordinary items	-	-	-	-	-
7	<b>Profit / (Loss) before tax (5 + 6)</b>	<b>(12.41)</b>	<b>(15.89)</b>	<b>268.59</b>	<b>(13.16)</b>	<b>176.19</b>
8	a) Tax expenses	(21.33)	-	(43.83)	(21.33)	(43.83)
	b) Deferred Tax Liability	-	-	-	-	-
	c) MAT Credit entitlement availed	(8.57)	-	-	(8.57)	-
9	<b>Net Profit / (Loss) after tax (7 + 8)</b>	<b>(42.31)</b>	<b>(15.89)</b>	<b>224.76</b>	<b>(43.06)</b>	<b>132.36</b>
10	<b>Other Comprehensive income, net of income tax</b>					
	Impact on remeasurement of Employees Benefit	-	-	(6.41)	-	(6.41)
11	<b>Total Comprehensive income (9+10)</b>	<b>(42.31)</b>	<b>(15.89)</b>	<b>218.35</b>	<b>(43.06)</b>	<b>125.95</b>
12	<b>Paid up Equity Share Capital (Face value Rs.2 per share )</b>	<b>532.87</b>	<b>532.87</b>	<b>532.87</b>	<b>532.87</b>	<b>532.87</b>
13	Reserves excluding revaluation reserve (as per balancesheet of previous accounting year)				(632.78)	(589.72)
14	Earning Per Share (not annualised) Basic and Diluted	(0.16)	(0.06)	0.84	(0.16)	0.50

For and on behalf of the Board

  
 Purusottamdas Patodia  
 Chairman  
 DIN 00032088

 Place : Mumbai  
 Date : 28.05.2026


**PRIME URBAN DEVELOPMENT INDIA LIMITED**

CIN L47990TZ1936PLC000001

Registered Office : Door No.164/18 Maruthachalapuram Main Road, Opposite to Ration Shop, 60 Feet Road, Tirupur - 641 602 , Tamil Nadu, India

Email: [companysecretary@ptonline.com](mailto:companysecretary@ptonline.com); Website: [www.ptonline.com](http://www.ptonline.com)

Rs. in Lakhs

		As at	As at
		31.03.2026	31.03.2025
		Audited	Audited
<b>STANDALONE STATEMENT OF ASSETS AND LIABILITIES</b>			
<b>A</b>	<b>ASSETS</b>		
1	<b>Non-current assets</b>		
a	Property, Plant and Equipment	35.63	42.89
	<b>Financial Assets</b>		
b	Non current investments		
	(i) Investments in subsidiaries and associates	4,214.90	4,214.90
	(ii) Other Investments	5.00	5.00
	(iii) Other Financial Assets	2.12	2.12
c	Deferred Tax Assets	65.26	73.84
	<b>Sub-total Non current assets</b>	4,322.91	4,338.75
2	<b>Current Assets</b>		
a	Inventories	4.79	-
b	<b>Financial Assets</b>		
	Current investments	7.84	-
	Trade Receivables	3.45	-
	Cash and Cash equivalents	11.91	26.05
	Other Bank balances	-	-
	Loans to Firms/LLPs in which company is a partner/member	1,054.09	1,024.44
c	Current Tax Assets (Net)	142.61	169.69
d	Other current assets	465.33	361.60
	<b>Sub-total Current assets</b>	1,690.03	1,581.78
	<b>Total Assets</b>	6,012.94	5,920.53
<b>B</b>	<b>EQUITY AND LIABILITIES</b>		
1	<b>EQUITY</b>		
a	Equity	532.87	532.87
b	Other Equity	(632.78)	(589.72)
	<b>Sub-total - Equity</b>	(99.91)	(56.85)
2	<b>LIABILITIES</b>		
	<b>Non current liabilities</b>		
	<b>Financial Liabilities</b>		
a	Borrowings	522.09	522.78
b	Other Financial Liabilities	1,830.04	1,740.88
	<b>Sub-total - Non current liabilities</b>	2,352.14	2,263.66
3	<b>Current Liabilities</b>		
	<b>Financial Liabilities</b>		
a	Borrowings	143.00	80.70
b	Trade payables	3,596.19	3,598.09
c	Other Financial Liabilities	11.69	24.02
	Other Current Liabilities	3.62	3.71
	Provisions	6.21	7.20
	<b>Sub-total - Current liabilities</b>	3,760.71	3,713.72
	<b>Total Equity and Liabilities</b>	6,012.94	5,920.53

For and on behalf of the Board

PURUSOTTAM DAS PATODIA

Chairman  
DIN 00032088

Place : Mumbai  
Date : 26.05.2026



## PRIME URBAN DEVELOPMENT INDIA LIMITED

Registered Office : Door No.164/18 Maruthachalapuram Main Road, Opposite to Ration Shop, 60 Feet Road, Tirupur - 641 602, Tamil Nadu, India

## STANDALONE STATEMENT OF CASH FLOW

Particulars	Rs. in Lakhs	
	Year Ended 31.03.2026	Year Ended 31.03.2025
<b>A. Cash Flow from Operating Activities</b>	<b>Audited</b>	<b>Audited</b>
<b>Net Profit/(Loss) before tax and after exceptional items</b>	<b>(13.16)</b>	<b>176.19</b>
Adjustments for:		
Depreciation and amortisation expense	14.32	19.98
Assets written off	-	1.46
(Profit) / Loss on sale of property, plant and equipment (net)	-	(178.91)
Interest income	(125.16)	(108.35)
(Profit) on sale of Shares in Subsidiary Company	-	(48.21)
Dividend receipts	(0.93)	(0.43)
Effect of other comprehensive income	-	(6.41)
Finance cost	12.28	62.37
<b>Operating profit/(loss) before working capital changes</b>	<b>(112.64)</b>	<b>(82.31)</b>
<b>Changes in Working Capital:</b>		
Increase / (Decrease) in trade payables	(1.90)	(1.77)
Increase / (Decrease) in other financial liabilities	(12.33)	(0.31)
Increase / (Decrease) in other current liabilities	(1.08)	3.93
(Increase) / Decrease in Trade Receivables	(3.45)	
(Increase) / Decrease in inventories	(4.79)	190.40
(Increase) / Decrease in short term loans and advances	(29.65)	(189.37)
(Increase) / Decrease in other financial assets	-	0.01
(Increase) / Decrease in other current assets	(103.73)	(18.11)
<b>Cash Generated from Operations</b>	<b>(269.59)</b>	<b>(97.53)</b>
Taxes paid (net of refunds)	5.75	2.84
<b>Net cash generated from operations before exceptional items</b>	<b>(263.84)</b>	<b>(94.68)</b>
<b>Net cash generated from operating activities</b>	<b>(263.84)</b>	<b>(94.68)</b>
<b>B. Cash flow from Investing Activities:</b>		
Purchase of property, plant and equipments /intangible assets	(7.05)	(4.00)
Sale of tangible assets	-	500.97
Sale of Shares in Subsidiary Company	-	56.26
Dividend received	0.93	0.43
Interest received	125.15	108.34
(Increase)/Decrease in current investments	(7.84)	-
<b>Net cash from investing activities</b>	<b>111.19</b>	<b>662.00</b>
<b>C. Cash flow from Financing Activities</b>		
Net Proceeds / (repayment) of Long term borrowings (net)	88.49	79.00
Net Proceeds / (repayment) of short term borrowings (net)	62.30	(568.16)
Finance Cost	(12.28)	(62.38)
<b>Net cash used in Financing Activities</b>	<b>138.51</b>	<b>(551.54)</b>
Net increase in cash and cash equivalents	(14.14)	15.77
Cash and Bank balances at the beginning of the year	26.05	10.28
Cash and Bank balances at the end of the year	11.91	26.05
Reconciliation of Cash and Bank balances with the Balance sheet		
Cash and Cash equivalents as per Balance Sheet	11.91	26.05
Less: Bank Balances not considered as Cash and Cash equivalents		
Unpaid dividend	-	-
<b>Net Cash and Cash equivalents at the year end</b>	<b>11.91</b>	<b>26.05</b>

For and on behalf of the Board

PURUSOTTAMDAS PATODIA

Chairman

DIN 00032088

Place : Mumbai  
Date : 28.05.2026

## INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of Prime Urban Development India Limited

### Report on the Audit of the Consolidated Financial Results

#### Opinion

1. We have audited the accompanying consolidated annual financial results of **Prime Urban Development India Ltd** (the "**Parent Company**"), and its subsidiaries and associates (collectively referred to as "**the company or the Group**") **for the quarter ended March 31, 2026 and year ended March 31, 2026**, attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

In our opinion and to the best of our information and according to the explanations given to us, and based on the consideration of reports of other auditors on separate audited financial statements/financial results/financial information of the subsidiary and associates, which

- a) Include the annual financial result of the following entities

ATL Textile Processors Limited	Wholly owned Subsidiary
New Line Buildtech Private Limited	Wholly owned Subsidiary
Srivarsha Realtors Private Limited	Subsidiary
Prime Developers (Partnership Firm)	Associates
Prime Newline AOP (Association of Persons)	Associates
Prime Mall Developers (Partnership Firm)	Associates
Prime Urban Developers (Partnership Firm)	Associates
Prathan City Developers LLP (LLP)	Associates

- b) are presented in accordance with the requirements of Regulation 33 Listing Regulations in this regard and
- c) gives a true and fair view in conformity with the recognition and measurement principles laid down in the applicable Accounting Standard prescribed under Section 133 of the Companies Act 2013 (the "Act") read with relevant rules issued thereunder and other accounting principles generally accepted in India of the consolidated net loss and consolidated total comprehensive loss and other financial information of the Group for the quarter ended March 31, 2026 and year ended March 31, 2026.



### **Basis for Opinion:**

2. We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the Consolidated financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### **Material Uncertainty related to Going concern:**

3. The Company has nil Revenue from Operations during the quarter and year ended 31 March 2026 and the net worth is eroded as on that date. This situation indicates that a material uncertainty exists that may cast significant doubt on the Company's ability to continue as a going concern. However as per the information and explanations provided by the Company in Note No. 3 of audited Financial Results for the quarter ended and year ended March 31, 2026, and the discussion held with management, the Company is currently engaged in Realty Business and therefore there is only one reportable segment in accordance with Indian Accounting Standard (IndAs) 108 "Operating Segments". However, the Company has added Investment and Trading as one of its business activities in the main object clause, which is expected to bring operational revenue in the due course.

### **Board of Directors' Responsibility for the Consolidated Financial Results:**

4. These Consolidated financial results have been prepared on the basis of the Consolidated annual financial statement. The Company's Board of Directors are responsible for the preparation and presentation of these Consolidated Financial Results that give a true and fair view of the consolidated net loss and consolidated other comprehensive loss and other financial information of the Group in accordance with the recognition and measurement principles laid down the applicable Accounting Standards, prescribed under Section 133 of the Act, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations.
5. The respective Boards of Directors of the companies included in the Group are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Group and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the respective financial results that give a true and fair view



and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of this Consolidated Financial Results by the Directors of the Company, as aforesaid.

6. In preparing the Consolidated Financial Results, the respective Board of Directors of the companies included in the Group are responsible for assessing the ability of the respective entities to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the respective Boards of Directors either intend to liquidate their respective entities or to cease operations, or have no realistic alternative but to do so.
7. The respective Boards of Directors of the companies included in the Group are responsible for overseeing the financial reporting process of the Group.

#### **Auditor's Responsibilities for the Audit of the Consolidated Financial Results:**

8. Our objectives are to obtain reasonable assurance about whether the Consolidated Financial Results as a whole, are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this Consolidated Financial Results.
9. As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:
  - i. Identify and assess the risks of material misstatement of the Consolidated Financial Results, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
  - ii. Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3) (i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
  - iii. Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by Board of Directors.
  - iv. Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material



uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Consolidated Financial Results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.

- v. Evaluate the overall presentation, structure and content of the consolidated financial results, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
  - vi. Obtain sufficient appropriate audit evidence regarding the financial results of the company to express opinion on the Consolidated financial results. We are responsible for the direction, supervision and performance of the audit of financial information of such entities included in the consolidated financial results of which we are the independent auditors. For the other entities included in the consolidated financial results, which have been audited by other auditors, such other auditors remain responsible for direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.
10. We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.
  11. We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.
  12. We also performed procedures in accordance with the circular issued by the Securities and Exchange Board of India under Regulation 33(8) of the Listing Regulations, as amended, to the extent applicable.

**Emphasis of Matters:**

13. A sum of Rs.13.30 crores received from Prime Mall Developers (the firm), a partnership firm where the company is 50% partner, in the year 2007 is continued to be treated as Non-Current Liabilities. This money was received as part of an ad-hoc distribution of funds received by the firm under a construction agreement between the firm and a third party and now the third party has foregone the amount. There is a dispute among the partners of the firm and consequently the company has filed arbitration case against the firm and the partners before the Hon'ble Madras High Court. Since the matter is sub-judice the company will give the appropriate treatment of the said advance received in its books of accounts based on the legal outcome.



**Other Matters:**

- i. The consolidated Financial Results include the audited Financial Results of Prime Urban Development India Ltd.'s subsidiaries, whose Financial Results reflect Group's share of total assets of Rs. 6.39 lakhs as at 31st March 2026, Group's share of total revenue of Nil and Nil and Group's share of total net loss of Rs. (0.74) lakhs and Rs. (2.51) lakhs for the quarter ended 31st March 2026 and for the period from 1st April 2026 to 31st March 2026 respectively, as considered in the consolidated Financial Results, which have been audited by their respective independent auditors. The independent auditors' reports on Financial Results of these entities have been furnished to us and our opinion on the consolidated Financial Results, in so far as it relates to the amounts and disclosures included in respect of these entities, is based solely on the report of such auditors and the procedures performed by us are as stated in paragraph above.
- ii. The consolidated Financial Results include the audited Financial Results of Prime Urban Development India Ltd.'s associates, whose Financial Results reflect Group's share of total assets of Rs. 1671.41 lakhs as at 31st March 2026, Group's share of total revenue of Nil and Rs. Nil and Group's share of total net loss of Rs. (17.74) lakhs and Rs. (89.57) lakhs for the quarter ended 31st March 2026 and for the period from 1st April 2025 to 31st March 2026 respectively, as considered in the consolidated Financial Results, which have been audited by their respective independent auditors. The independent auditors' reports on Financial Results of these entities have been furnished to us and our opinion on the consolidated Financial Results, in so far as it relates to the amounts and disclosures included in respect of these entities, is based solely on the report of such auditors and the procedures performed by us are as stated in paragraph above except for Prime Mall Developers for which we have relied upon Management report.
- iii. The Consolidated Financial results include the results for the quarter ended March 31, 2026 being the balancing figure between audited figures in respect of full financial year and the published unaudited year to date figures up to the third quarter of the current financial year which were subject to limited review by us.

Our opinion is not modified in respect of those matters.

For L U Krishnan & Co.  
Chartered Accountants  
Firm's Registration No: 001527S



*Viswanathan C P*

Viswanathan C P  
Partner

Membership No.233331

UDIN: 26233331SCXAAR2956

Place: Chennai

Date: 28.05.2026

**PRIME URBAN DEVELOPMENT INDIA LIMITED**

CIN L47990TZ1936PLC000001

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Email: companysecretary@ptonline.com; Website: www.ptonline.com

**Statement of Audited Consolidated Financial Results for the Quarter and Year ended 31st March, 2026**

Sr. No	Particulars	Rs. in Lakhs except per share data				
		Quarter ended			Year Ended	
		31.03.2026	31.12.2025	31.03.2025	31.03.2026	31.03.2025
		Audited (*)	Un-audited	Audited (*)	Audited	Audited
1	Income from Operations					
	a Revenue from Operations	-	-	345.00	-	358.76
	b Other Income	16.74	12.59	189.19	107.52	270.18
	<b>Total income</b>	16.74	12.59	534.19	107.52	628.94
2	<b>Expenses</b>					
	a Cost of Land ( Villa)	-	-	45.34	-	45.34
	b Purchase of Stock in Trade (Project development cost)	4.97	-	1.77	4.97	11.28
	c Changes in inventories of stock in trade	(4.79)	-	154.57	(4.79)	145.06
	d Employee Benefit expenses	8.80	8.77	13.50	41.92	62.56
	e Finance cost	2.49	3.67	11.53	12.28	70.29
	f Depreciation and Amortisation expense	2.62	3.90	7.03	14.34	22.98
	g Other Expenses	15.76	12.54	35.09	54.20	102.66
	<b>Total expenses</b>	29.85	28.88	268.83	122.93	460.17
3	<b>Profit / (Loss) before tax and exceptional/extraordinary items (1-2)</b>	(13.11)	(16.29)	265.36	(15.40)	168.77
4	Exceptional Items	-	-	-	-	-
5	<b>Profit / (Loss) before extraordinary and tax (3 + 4)</b>	(13.11)	(16.29)	265.36	(15.40)	168.77
6	Extraordinary items	-	-	-	-	-
7	<b>Profit / (Loss) before tax (5 + 6)</b>	(13.11)	(16.29)	265.36	(15.40)	168.77
8	a) <b>Tax expenses</b>	(21.33)	-	(43.83)	(21.33)	(43.83)
	b) Deferred Tax Liability	(8.57)	-	-	(8.57)	-
	c) Tax for prior years	-	-	-	-	-
9	<b>Net Profit / (Loss) after tax (7 + 8)</b>	(43.01)	(16.29)	221.53	(45.30)	124.94
10	<b>Other Comprehensive income, net of income tax</b>					
	Impact on remeasurement of Employees Benefit and Currency exchange rate	-	-	(6.41)	-	(6.53)
11	<b>Total Comprehensive income (9+10)</b>	(43.01)	(16.29)	215.12	(45.30)	118.41
12	<b>Paid up Equity Share Capital (Face value Rs.2 per share )</b>	532.87	532.87	532.87	532.87	532.87
13	<b>Reserves excluding revaluation reserve (as per balancesheet of previous accounting)</b>				(885.19)	(839.89)
14	Earning Per Share (not annualised) Basic and Diluted	(0.16)	(0.06)	0.83	(0.17)	0.47

For and on behalf of the Board

Purusottamas Patodia  
Chairman  
DIN 00032088



Place : Mumbai  
Date : 28.05.2026

**PRIME URBAN DEVELOPMENT INDIA LIMITED**

CIN L47990TZ1936PLC000001

Registered Office : Door No.164/18 Maruthachalapuram Main Road, Opposite to Ration Shop, 60 Feet Road, Tirupur - 641 602 ,Tamil Nadu, India

Email: companysecretary@ptlonline.com; Website: www.ptlonline.com

Rs. Lakhs

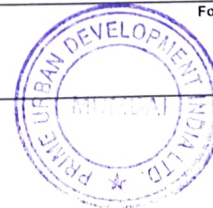
**CONSOLIDATED STATEMENT OF ASSETS AND LIABILITIES**

		As at 31.03.2026 Audited	As at 31.03.2025 Audited
<b>A</b>	<b>ASSETS</b>		
	1 <b>Non-current assets</b>		
	a. Property, Plant and Equipment	37.93	45.22
	<b>Financial Assets</b>		
	b. Non current investments		
	(i) Other Investments	5.00	5.00
	(ii) Other Financial Assets	2.12	2.32
	c. Deferred Tax Assets	68.59	75.41
	<b>Sub-total Non current assets</b>	113.64	127.95
	2 <b>Current Assets</b>		
	Inventories	310.87	306.08
	<b>Financial Assets</b>		
	Current investments	7.84	-
	Trade receivables	34.93	41.14
	Cash and Cash equivalents	17.85	31.06
Other Bank balances	-	-	
Loans to others	347.52	338.06	
Current Tax Assets (Net)	143.23	170.87	
Other current assets	460.71	384.98	
<b>Sub-total Current assets</b>	1,322.95	1,272.19	
<b>Total Assets</b>	1,436.60	1,400.14	
<b>B</b>	<b>EQUITY AND LIABILITIES</b>		
	1 <b>EQUITY</b>		
	a. Equity	532.87	532.87
	b. Other Equity	(885.19)	(839.89)
	<b>Sub-total - Equity</b>	(352.32)	(307.02)
	<b>LIABILITIES</b>		
	2 <b>Non current liabilities</b>		
	<b>Financial Liabilities</b>		
	Other Financial Liabilities	-	-
	<b>Sub-total - Non current liabilities</b>	-	-
	3 <b>Current Liabilities</b>		
	<b>Financial Liabilities</b>		
	a. Current Borrowings	143.00	80.70
	b. Trade payables	0.64	0.95
	c. Other Financial Liabilities	1,476.21	1,458.46
Other Current Liabilities	163.41	160.33	
Provisions	5.66	6.72	
<b>Sub-total - Current liabilities</b>	1,788.92	1,707.16	
<b>Total Equity and Liabilities</b>	1,436.60	1,400.14	

For and on behalf of the Board

Purusottamas Patodia  
Chairman  
DIN 00032088

Place : Mumbai  
Date : 28.05.2026

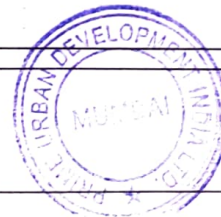


## PRIME URBAN DEVELOPMENT INDIA LIMITED

Registered Office : Door No.164/18 Maruthachalapuram Main Road, Opposite to Ration Shop, 60 Feet Road, Tirupur - 641 602 , Tamil Nadu, India

## CONSOLIDATED STATEMENT OF CASH FLOW

Particulars	Rs. in Lakhs	
	Year Ended	Year Ended
	31.03.2026	31.03.2025
	Audited	Audited
<b>A. Cash Flow from Operating Activities</b>		
Net Profit/(Loss) before tax and after exceptional items	(15.40)	168.77
Adjustments for		
Depreciation and amortisation expenses		
Assets written off	14.34	22.98
Unrealised gain on Intra group transactions	-	1.46
(Profit)/ Loss on sale of property, plant and equipment (net)	-	-
(Profit) on Sale of Shares of Subsidiary Company	(0.06)	(174.74)
Interest income	-	(48.21)
Dividend Income	(47.33)	(41.01)
Finance Cost	(0.93)	(0.43)
Exchange difference recognized in Investment in foreign currency and Employee benefit	11.64	68.43
<b>Operating profit/(Loss) before working capital changes</b>	-	(6.53)
Changes in Working Capital	(37.75)	(9.27)
Increase / (Decrease) in trade payables		
Increase / (Decrease) in provisions	(0.30)	(3.30)
Increase / (Decrease) in other financial liabilities	(1.06)	5.27
Increase / (Decrease) in other current liabilities	17.75	(14.72)
(Increase) / Decrease in margin money and unpaid dividend	3.08	30.26
(Increase) / Decrease in trade receivables	-	3.95
(Increase) / Decrease in inventories	6.21	(0.59)
(Increase) / Decrease in short term loans and advances	(4.79)	190.40
(Increase) / Decrease in other financial assets	(9.46)	(63.15)
(Increase) / Decrease in other current assets	0.20	0.85
	(75.76)	88.20
<b>Cash Generated from Operations</b>	(101.89)	227.89
Taxes paid (net of refunds)	4.57	4.01
<b>Net cash generated from operations before exceptional items</b>	(97.32)	231.89
Exceptional items	-	-
<b>Net cash generated from operating activities</b>	(97.32)	231.89
<b>B. Cash flow from Investing Activities:</b>		
Purchase of property, plant and equipment/intangible assets	(7.05)	(4.00)
Sale of tangible/intangible assets	0.07	510.15
Interest received	47.33	41.01
Dividend received	0.93	0.43
(Increase)/Decrease in current investments	(7.84)	-
<b>Net cash from investing activities</b>	33.43	547.59
<b>C. Cash flow from Financing Activities</b>		
Finance Cost	(11.64)	(68.43)
Increase / (Decrease) in short term borrowings (net)	62.30	(683.66)
Increase / (Decrease) in Long term borrowings (net)	-	(16.23)
<b>Net cash used in Financing Activities</b>	50.66	(768.34)
Net increase in cash and Cash equivalents	(13.23)	11.14
Cash and Cash Equivalents at the beginning of the year	31.06	19.92
Cash and Cash equivalents at the end of the year	17.85	31.06
Reconciliation of Cash and Cash equivalents with the Balance sheet		
Cash and Cash equivalents as per Balance Sheet	17.85	31.06
Unpaid dividend	-	0.00
<b>Net Cash and Cash equivalents at the year end</b>	17.85	31.06

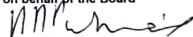



For and on behalf of the Board

PURUSOTTAMDAS PATODIA

Chairman

DIN 00032088

NOTES:	
1	The Audited Standalone and Consolidated Financial Results have been prepared in accordance with the recognition and measurement Principles provided in Indian Accounting Standards (Ind AS 34), the provisions of the Companies Act, 2013 (the Act), as applicable and guidelines issued by the Securities and Exchange Board of India (SEBI) under SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, as amended.
2	The above results were reviewed by the Audit Committee and approved by the Board of Directors at their Meeting held on 28th May, 2026. The Statutory Auditors have audited the aforesaid results in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015
3	The Company is engaged in Realty Business and Trading & Investment Business and there has been no revenue in both the segments during the year.
4	The Scheme of amalgamation of two of its wholly owned subsidiary companies viz. ATL Textile Processors and Newline Buildtech Private Limited with the company is under progress and awaiting the required regulatory and other approvals. The appointed date under the said scheme is April 1, 2022 or such other date as may be approved by the NCLT.
5	A sum of Rs. 13.30 crs received from Prime Mall Developers (the firm) in the year 2007 is continued to be treated as Non-Current Liabilities. This money was received as part of advance by the Firm under a construction agreement between the Firm and a third party and made an ad-hoc distribution of funds to the partners - 50% partner being the Company. The Company has a dispute with the firm and also there is a dispute among the partners of the firm. The matter is pending before the Sole Arbitrator appointed by the Hon'ble Madras High Court. The Company will give the appropriate treatment of the said ad-hoc money received from the firm in its books of accounts based on the legal outcome.
6	( * ) The figures of the last quarter and corresponding quarter of the previous year are balancing figure between audited figures for the full financial year and unaudited published year to date figures up to the third quarter of the current financial year and previous financial year.
7	The figures for the corresponding previous period/year's have been regrouped/reclassified wherever necessary, to make them comparable.
8	The above Audited Financial Results are available on the Company's website <a href="http://www.ptionline.com">www.ptionline.com</a> and on the website of BSE Ltd - <a href="http://www.bseindia.com">www.bseindia.com</a> .
Place : Mumbai Date : 28.05.2026	<p style="text-align: right;">For and on behalf of the Board    Purusottamas Patodia  Chairman  DIN 00032088</p> 

## INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of Prime Urban Development India Limited

Report on the Audit of the Standalone Financial Result

### Opinion

1. We have audited the accompanying Statement of Standalone Financial Results of **PRIME URBAN DEVELOPMENT INDIA LIMITED** (the "Company"), for the quarter ended **March 31, 2026** and year to date results for the period from **April 1, 2025 to March 31, 2026** (the "Statement"), being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us, these standalone financial results:

- i. are presented in accordance with the requirements of Regulation 33 of the Listing Regulations; and
- ii. gives a true and fair view in conformity with the recognition and measurement principles laid down in the applicable Accounting Standard prescribed under Section 133 of the Companies Act 2013 (the "Act") read with relevant rules issued thereunder and other accounting principles generally accepted in India of the net loss and total comprehensive loss and other financial information of the Company for the quarter ended March 31, 2026 and year to date results for the period from April 1, 2025 to March 31, 2026.

### Basis for Opinion

2. We conducted our audit of the Statement in accordance with the Standards on Auditing ("SA"s) specified under Section 143(10) of the Act. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Standalone Financial Results section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ("ICAI") together with the ethical requirements that are relevant to our audit of the Standalone Financial Results under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our audit opinion.

### Material Uncertainty related to Going concern

3. The Company has nil Revenue from Operations during the quarter and year ended 31 March 2026 and the net worth is eroded as on that date. This situation indicates that a material uncertainty exists that may cast significant doubt on the Company's ability to continue as a going concern. However as per the information and explanations provided

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GSTIN : 33AAFL0818M1ZH

by the Company in Note No. 3 of audited Financial Results for the quarter ended and year ended March 31, 2026, and the discussion held with management, the Company is currently engaged in Realty Business and therefore there is only one reportable segment in accordance with Indian Accounting Standard (IndAs) 108 "Operating Segments". However, the Company has added Investment and Trading as one of its business activities in the main object clause, which is expected to bring operational revenue in the due course.

#### **Management's Responsibilities for the Standalone Financial Results:**

4. These quarterly financial results as well as the year to date standalone financial results have been prepared on the basis of the annual financial statement.
5. The Company's Board of Directors are responsible for the preparation and presentation of the Standalone Financial Results that give a true and fair view of the net loss and other comprehensive loss and other financial information in accordance with the recognition and measurement principles laid down in the applicable Accounting Standards, prescribed under Section 133 of the Act, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations.
6. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Standalone Financial Results that give a true and fair view and is free from material misstatement, whether due to fraud or error.
7. In preparing the Standalone Financial Results, the Board of Directors are responsible for assessing the Company's ability, to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.
8. The Board of Directors are also responsible for overseeing the financial reporting process of the Company.

#### **Auditor's Responsibilities for the Audit of the Standalone Financial Results**

9. Our objectives are to obtain reasonable assurance about whether the Standalone Financial Results as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate,



they could reasonably be expected to influence the economic decisions of users taken on the basis of this Standalone Financial Results.

10. As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:
  - I. Identify and assess the risks of material misstatement of the Standalone Financial Results, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
  - II. Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of such controls.
  - III. Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Board of Directors.
  - IV. Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Company to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Statement or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
  - V. Evaluate the overall presentation, structure and content of the Standalone Financial Results, including the disclosures, and whether the Standalone Financial Results represent the underlying transactions and events in a manner that achieves fair presentation.
  - VI. Obtain sufficient appropriate audit evidence regarding the financial results of the company to express opinion on the financial results.
11. Materiality is the magnitude of misstatements in the Standalone Financial Results that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Standalone Financial Results may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the Standalone Financial Results.
12. We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.



13. We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

#### Emphasis of Matters

14. A sum of Rs.13.30 crores received from Prime Mall Developers (the firm), a partnership firm where the company is 50% partner, in the year 2007 is continued to be treated as Non-Current Liabilities. This money was received as part of an ad-hoc distribution of funds received by the firm under a construction agreement between the firm and a third party and now the third party has foregone the amount. There is a dispute among the partners of the firm and consequently the company has filed arbitration case against the firm and the partners before the Hon'ble Madras High Court. Since the matter is sub-judice the company will give the appropriate treatment of the said advance received in its books of accounts based on the legal outcome.

#### Other Matters

- i. The Standalone Financial results include the results for the quarter ended March 31, 2026 being the balancing figure between audited figures in respect of full financial year and the published unaudited year to date figures up to the third quarter of the current financial year which were subject to limited review by us.

Our opinion is not modified in respect of those matters.

Place: Chennai

Date: 28.05.2026

For L U Krishnan & Co.  
Chartered Accountants  
Firm's Registration No: 001527S



*Viswanathan C P*

Viswanathan C P  
Partner

Membership No.233331

UDIN: 26233331IGZCDI7782