



3P LAND HOLDINGS LIMITED

Registered Office

JWP: 11

10th May, 2025

The Manager,
Listing Department,
BSE Limited,
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400001.
Scrip Code: 516092

The Manager,
Listing Department,
National Stock Exchange of India Ltd.,
Exchange Plaza, 5th Floor,
Plot No. C/1, G Block,
Bandra Kurla Complex,
Bandra (E), Mumbai – 400051.

Scrip Code: 3PLAND

Dear Sir,

Sub: Outcome of Board Meeting

Pursuant to Regulation 30 and 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we have enclosed the following statements for the quarter and year ended on 31st March, 2025, which were approved and taken on record by the Board of Directors at their meeting held on 10th May, 2025.

- Statement of Standalone and Consolidated Audited Financial Results for the quarter and year ended on 31st March, 2025 along with the Auditors Report and declaration pursuant to Regulation 33(3)(d) as amended by the SEBI (Listing Obligations and Disclosure Requirements) (Amendment) Regulations, 2016.
- Statement of Assets and Liabilities for the period ended 31st March, 2025.
- No dividend was recommended by the Board of Directors for the year 2024-2025.
- The Date of ensuing 60th Annual General Meeting of the Company and Book Closure Date will be informed separately.
- On the recommendation of Nomination and Remuneration Committee of the Board of Directors, the Board considered the re-appointment of Mr. Romie Shivhari Halan (DIN: 02816976), as Non Executive Independent Director for further period of 5 years, to hold office from 01st September, 2025 to 31st August, 2030, subject to approval of shareholders of the Company.
- Appointment of Secretarial Auditors : -The Board on recommendation of Audit Committee has approved the appointment of M/ Parikh And Associates, Practicing Company Secretaries (Firm Registration No. P1988MH9800) as Secretarial Auditor of the Company for a term of 5 (five) consecutive years commencing from financial year 2025-2026 till the financial year 2029-2030, subject to approval of the shareholders of the Company at the ensuing Annual General Meeting.

Registered Office:

Thergaon, Chinchwad, Pune-411033 Tel: +91-20-30613333, Fax : +91-20-3061 3388

E-Mail : admin@3pland.com; Web Site : www.3pland.com.

CIN L74999MH1999PLC013394; GSTIN:-27AAACP0487B1ZQ

Corporate Office:

Jatia Chambers, 60, Dr. V.B.Gandhi Marg, Kalaghoda. Mumbai-400001 India.

Tel: +91-22-30213333, 22674485, 66339300, Fax: +91-22-22658316.

E-Mail: pudumjee@pudumjee.com



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In terms of Master Circular SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024, read with Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) regulations, 2015, the information required is attached.

The meeting of the Board of Directors commenced at 12:05 p.m. and concluded at 13:15 p.m.

Thanking you,

Yours faithfully,
For 3P LAND HOLDINGS LTD.,

(J. W. Patil)
Company Secretary.
Encl: A/a.

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Disclosure pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure requirements) Regulations, 2015, read with SEBI Circular SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024.

Sr. No.	Particulars	Mr. Romie Shrihari Halan (DIN:02816976)
1	Reasons for change viz. appointment	Appointment of M/s Parikh & Associates, Practicing Company Secretaries (Firm Registration No. P1988MH009800) as Secretarial Auditors of the Company.
2	Date and terms of appointment	Re-appointment as Non-Executive Independent Director for a second term of 5 (five) years effective from 01 st September, 2025 till 31 st August, 2030 subject to the approval of the members.
3	Brief Profile	Mr. Romie Shivhari Halan belongs to a business family and has wide experience in finance, marketing and business administration
4	Disclosure of relationship between Directors	Mr. Romie Shivhari Halan is not related to any of the Directors of the Company.

Disclosure pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure requirements) Regulations, 2015, read with SEBI Circular SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024.

S. No.	Particulars Required	Disclosures
1	Reasons for change viz. appointment	Appointment of M/s Parikh & Associates, Practicing Company Secretaries (Firm Registration No. P1988MH009800) as Secretarial Auditors of the Company.
2	Date and terms of appointment	The Board at its meeting held on 10 th May, 2025 approved the appointment of M/s Parikh & Associates, Practicing Company Secretaries, as Secretarial Auditors of the Company for term of five consecutive years commencing from financial year 2025-2026 to 029-2030, subject to approval of the shareholder's at the ensuing Annual general Meeting.

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3	Brief Profile	<p>M/s. Parikh & Associates is a well-known firm of Practicing Company Secretaries founded in 1987 and based in Mumbai. Renowned for its commitment to quality and precision, the firm has been Peer Reviewed and Quality Reviewed by the Institute of Company Secretaries of India (ICSI), ensuring the highest standards in professional practices.</p> <p>Parikh & Associates has a team of 35 members including 10 partners and focused on providing comprehensive professional services in corporate law, SEBI regulations, FEMA compliance, and allied fields, delivering strategic solutions to ensure regulatory adherence and operational efficiency.</p> <p>The firm provides its services to various prominent companies and their expertise has earned the trust of Industry leaders across sectors like banking, manufacturing, pharmaceuticals, and public utilities.</p>
4	Disclosure of relationship between Directors (in case of appointment of director)	Not Applicable

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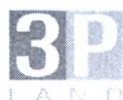
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3P LAND HOLDINGS LIMITED

CIN: L74999MH1999PLC013394

Regd. Office : Thergaon, Pune 411 033.

Tel: +91-20-40773333, Fax: 91-20-40773388.

E-mail: admin@3pland.com Website : www.3pland.com

Statement of standalone and consolidated audited financial results for the quarter and year ended March 31, 2025

(₹. in lakhs unless stated otherwise)

		Standalone results					Consolidated results				
		Quarter ended			Year ended		Quarter ended			Year ended	
		31.03.2025 (Audited)	31.12.2024 (Unaudited)	31.03.2024 (Audited)	31.03.2025 (Audited)	31.03.2024 (Audited)	31.03.2025 (Audited)	31.12.2024 (Unaudited)	31.03.2024 (Audited)	31.03.2025 (Audited)	31.03.2024 (Audited)
(i)	Interest income	45.01	47.00	42.43	181.21	165.77	45.01	47.00	42.43	181.21	165.77
(ii)	Dividend income	-	-	-	81.40	67.84	-	-	-	81.40	67.84
(iii)	Rental income	8.66	8.66	8.66	34.65	34.65	8.66	8.66	8.66	34.65	34.65
(iv)	Sale of services	37.50	37.50	37.50	150.00	87.50	37.50	37.50	37.50	150.00	87.50
(I)	Total revenue from operations	91.17	93.16	88.59	447.26	355.76	91.17	93.16	88.59	447.26	355.76
(II)	Other income	1.43	-	0.03	1.43	0.12	1.43	-	0.03	1.43	0.12
(III)	Total income	92.60	93.16	88.62	448.69	355.88	92.60	93.16	88.62	448.69	355.88
	Expenses										
(i)	Employee benefits expenses	35.47	33.20	31.57	133.82	74.11	35.47	33.20	31.57	133.82	74.11
(ii)	Depreciation and amortization	1.10	1.09	2.25	4.37	9.27	1.10	1.09	2.25	4.37	9.27
(iii)	Other expenses	10.55	7.44	7.04	35.09	30.89	10.55	7.44	7.04	35.09	30.89
(IV)	Total expenses	47.12	41.73	40.86	173.28	114.27	47.12	41.73	40.86	173.28	114.27
(V)	Profit before, share of profit/(loss) of associate and tax ((III-IV)	45.48	51.43	47.76	275.41	241.61	45.48	51.43	47.76	275.41	241.61
(VI)	Share of profit/(loss) of associate accounted by using equity method	-	-	-	-	-	-	-	-	-	-
(VII)	Profit before tax (V+VI)	45.48	51.43	47.76	275.41	241.61	45.48	51.43	47.76	275.41	241.61
(VIII)	Tax expense:										
	(1) Current tax	12.12	13.42	12.08	71.40	62.15	12.12	13.42	12.08	71.40	62.15
	(2) Deferred tax	(3.98)	(0.48)	(0.07)	(5.01)	(1.33)	(3.98)	(0.48)	(0.07)	(5.01)	(1.33)
(IX)	Profit for the period (VII-VIII)	37.34	38.49	35.75	209.02	180.79	37.34	38.49	35.75	209.02	180.79
(X)	Other comprehensive income										
	A (i) Items that will not be reclassified to profit or loss										
	- Changes in fair value of equity instruments	(11,124.95)	9,042.42	1,458.46	4,695.55	3,484.01	(11,124.95)	9,042.42	1,458.46	4,695.55	3,484.01
	- Remeasurements of post-employment benefit obligations	(0.24)	-	(1.53)	(0.24)	(1.53)	(0.24)	-	(1.53)	(0.24)	(1.53)
	- Tax on above items	1,590.93	(1,620.88)	(166.47)	(805.36)	(398.19)	1,590.93	(1,620.88)	(166.47)	(805.36)	(398.19)
	B (i) Items that will be reclassified to profit or loss	-	-	-	-	-	-	-	-	-	-
	Other comprehensive income (A+B) (net of tax)	(9,534.26)	7,421.54	1,290.46	3,889.95	3,084.29	(9,534.26)	7,421.54	1,290.46	3,889.95	3,084.29
(XI)	Total comprehensive income for the period (IX+X)	(9,496.92)	7,460.03	1,326.21	4,098.97	3,265.08	(9,496.92)	7,460.03	1,326.21	4,098.97	3,265.08
(XII)	Paid up equity capital (face value of ₹. 2/-per share)	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00
(XIII)	Reserves (other equity excluding revaluation reserve)				4,251.13	4,042.30				4,088.48	3,879.65
(XIV)	Earning per equity share (face value of ₹.2/-each)										
	(1) Basic (₹.)	0.21	0.21	0.20	1.16	1.00	0.21	0.21	0.20	1.16	1.00
	(2) Diluted (₹)	0.21	0.21	0.20	1.16	1.00	0.21	0.21	0.20	1.16	1.00



CONSOLIDATED SEGMENT REPORTING FOR THE QUARTER AND YEAR ENDED MARCH 31, 2025					
The Board of Directors of the Company examines the Company's performance based on the nature of products and services and has identified below mentioned reportable segments of its business as follows:					
a) Leasing					
b) Investments					
c) Services					
(₹. In lakhs)					
Particulars	Quarter ended			Year ended	
	31.03.2025	31.12.2024	31.03.2024	31.03.2025	31.03.2024
	(Audited)	(Unaudited)	(Audited)	(Audited)	(Audited)
Segment revenue					
a) Leasing	8.66	8.66	8.66	34.65	34.65
b) Investments	45.01	47.00	42.43	262.61	233.61
c) Services	37.50	37.50	37.50	150.00	87.50
Net sale/income from operation	91.17	93.16	88.59	447.26	355.76
Segment results (Profit before interest, depreciation and tax)					
a) Leasing	3.38	5.97	6.39	22.86	25.23
b) Investments	45.01	47.00	42.43	262.61	233.61
c) Services	37.50	37.50	37.50	150.00	87.50
Total	85.89	90.47	86.32	435.47	346.34
Less: Depreciation					
a) Leasing	1.10	1.09	2.25	4.37	9.27
b) Investments	-	-	-	-	-
c) Services	-	-	-	-	-
Total	1.10	1.09	2.25	4.37	9.27
Add/(Less): Other unallocable income/(expenses), net	(39.31)	(37.95)	(36.31)	(155.69)	(95.46)
Profit/(loss) before tax	45.48	51.43	47.76	275.41	241.61
Segment assets					
a) Leasing	165.02	130.88	46.19	165.02	46.19
b) Investments	15,166.78	26,299.85	10,364.15	15,166.78	10,364.15
c) Services	-	-	-	-	-
d) Unallocated	17.56	16.32	24.94	17.56	24.94
Total Assets	15,349.36	26,447.05	10,435.28	15,349.36	10,435.28
Segment liabilities					
a) Leasing	4.47	2.63	0.03	4.47	0.03
b) Investments	-	-	-	-	-
c) Services	-	-	-	-	-
d) Unallocated	1,374.44	2,977.05	563.75	1,374.44	563.75
Total Liabilities	1,378.91	2,979.68	563.78	1,378.91	563.78



3P LAND HOLDINGS LIMITED

STATEMENT OF CASHFLOW FOR THE YEAR ENDED 31ST MARCH, 2025

(All amounts in INR Lakhs unless otherwise stated)

Particulars	STANDALONE		CONSOLIDATED	
	Year ended 31 March 2025	Year ended 31 March 2024	Year ended 31 March 2025	Year ended 31 March 2024
A Cash Flow from Operating Activities				
Net profit before tax	275.41	241.61	275.41	241.61
Adjustments for :				
Add : Depreciation	4.37	9.27	4.37	9.27
: Profit on sale / discard of assets	(1.28)	-	(1.28)	-
: Share of net loss of associate	-	-	-	-
Operating profit before Working Capital Changes	278.50	250.88	278.50	250.88
Change in assets and liabilities:				
Changes in financial assets/ other non financial asset	(107.15)	(197.79)	(107.15)	(197.79)
Changes in financial liabilities/ other non financial liabilities	14.54	22.20	14.54	22.20
Cash generated/ (used) in Operations	185.89	75.29	185.89	75.29
Income Tax (paid)/refund received (net)	(68.78)	(63.55)	(68.78)	(63.55)
Net cash inflow/(outflow) from operating activities	117.11	11.74	117.11	11.74
B Cash flow from Investing Activities				
Sale proceeds of PP&E	1.50	-	1.50	-
Payment for addition on investment property	(122.68)	-	(122.68)	-
Net cash inflow/(outflow) from investing activities	(121.18)	-	(121.18)	-
C Cash flow from Financing Activities				
Dividend paid	-	-	-	-
Net cash inflow/(outflow) from financing activities	-	-	-	-
Net increase / (decrease) in cash and cash equivalents	(4.07)	11.74	(4.07)	11.74
Cash and cash equivalents at the beginning of the financial year	21.96	10.22	21.96	10.22
Cash and cash equivalents at the end of the year	17.89	21.96	17.89	21.96

Note: Figures in brackets represent cash outflows.



(₹. In lakhs)

Statement of Assets & Liabilities		Stanalone		Consolidated	
		As on 31.03.2025	As on 31.03.2024	As on 31.03.2025	As on 31.03.2024
		(Audited)	(Audited)	(Audited)	(Audited)
A	Assets:				
1	Financial Asset				
(a)	Cash and cash equivalents	17.89	21.96	17.89	21.96
(b)	Receivables				
(i)	Other receivables	0.14	0.14	0.14	0.14
(c)	Loans	1,972.29	1,865.19	1,972.29	1,865.19
(d)	Investments	13,356.58	8,661.03	13,193.93	8,498.38
2	Non-Financial Assets				
(a)	Current tax assets (Net)	1.09	3.71	1.09	3.71
(b)	Investment property	149.39	27.08	149.39	27.08
(c)	Property, plant and equipment	14.37	18.61	14.37	18.61
(d)	Other non-financial assets	0.26	0.21	0.26	0.21
	Total Assets	15,512.01	10,597.93	15,349.36	10,435.28
B	Liabilities and equity				
1	Financial Liabilities				
(a)	Other financial liabilities	11.18	6.63	11.18	6.63
2	Non Financial Liabilities				
(a)	Employees benefit obligation	22.28	13.16	22.28	13.16
(b)	Deferred tax liabilities (net)	1,338.58	538.23	1,338.58	538.23
(c)	Other non-financial liabilities	6.87	5.76	6.87	5.76
3	Equity				
(a)	Equity share capital	360.00	360.00	360.00	360.00
(b)	Other equity	13,773.10	9,674.15	13,610.45	9,511.50
	Total Liabilities and Equity	15,512.01	10,597.93	15,349.36	10,435.28

Notes:

- The above results have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on May 10, 2025.
- The Statutory Auditors have carried out the audit for the year ended March 31, 2025. Figures for the quarter ended March 31, 2025 and March 31, 2024 are the balancing figures between audited figures in respect of the full financial year and published year to date figures upto the third quarter of the respective financial year.
- This statement has been prepared in accordance with the Companies (Indian Accounting Standards) Rules, 2015 (Ind AS) as amended prescribed under Section 133 of the Companies Act, 2013 and other recognised accounting practices and policies to the extent applicable.
- The consolidated financial results of 3P Land Holdings Limited, includes financial results of an Associate company - Biodegradable Products India Limited, accounted as per equity method as per Ind AS 28.
- The financial results for year ended Mar 31, 2025, of M/s. Prime Mall Developers, which is an associate Firm of Biodegradable Products India Limited are not available till the signing of these result/Statement. Accordingly, the consolidated financial results of the Associate Company Biodegradable Products India Limited, as considered in the consolidated financial results of 3P Land Holdings Limited for the year ended March 31, 2025; does not include the financial result of the associate Firm. On such omission, Management estimates no material impact in the consolidated financial results of 3P Land Holdings Limited.
- Previous periods amounts have been regrouped wherever considered necessary to conform to current period's presentation.

On behalf of the Board of Directors

G.N. Jajodia
G.N. Jajodia
Chairman

Place: Pune
Date: 10th May, 2025





J M Agrawal & Co.

Chartered Accountants

INDEPENDENT AUDITOR'S REPORT

TO THE BOARD OF DIRECTORS OF 3P LAND HOLDINGS LIMITED

Report on the Audit of Standalone Financial Results

Opinion

1. We have audited the accompanying annual standalone financial results of 3P Land Holdings Limited (the "Company") for the quarter and year ended March 31, 2025 (the "Statement"), being submitted by the Company pursuant to the requirement of Regulation 33 of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").
2. In our opinion and to the best of our information and according to the explanations given to us the aforesaid standalone financial results:
 - i. are presented in accordance with the requirements of Regulation 33 of the Listing Regulations in this regard; and
 - ii. give a true and fair view in conformity with the recognition and measurement principles laid down in the applicable accounting standards and other accounting principles generally accepted in India, of the net profit and other comprehensive income/(loss) and other financial information for the quarter and year ended March 31, 2025.

Basis for Opinion

3. We conducted our audit in accordance with the Standards on Auditing ("SAs") specified under Section 143(10) of the Companies Act, 2013 ("the Act"). Our responsibilities under those SAs are further described in the *Auditor's Responsibilities for the Audit of the Annual 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 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 Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the Statement.

Management's Responsibilities for the Standalone Financial Results

4. These standalone financial results have been prepared on the basis of the annual standalone financial statements. The Company's Board of Directors are responsible for the preparation of these standalone financial results that give a true and fair view of the net profit and other comprehensive income/ (loss) and other financial information in accordance with the Indian Accounting Standards (IndAS) prescribed under Section 133 of the Act and other accounting principles generally accepted in India and in





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compliance with Regulation 33 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of 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 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 are free from material misstatement, whether due to fraud or error.

5. 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.
6. The Board of Directors is also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Annual Standalone Financial Results

7. Our objectives are to obtain reasonable assurance about whether the annual standalone 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 these annual standalone financial results.
8. As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:
 - Identify and assess the risks of material misstatement of the annual 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.
 - 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.
 - Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
 - 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 appropriateness of this assumption. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's





J M Agrawal & Co.

Chartered Accountants

report to the related disclosures in the standalone annual standalone 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 Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the annual standalone financial results, including the disclosures, and whether the annual standalone financial results represent the underlying transactions and events in a manner that achieves fair presentation.
9. 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. 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.

Place: Pune
Date: May 10, 2025



For J M Agrawal & Co.
Chartered Accountants
Firm Registration Number: 100130W


Punit Agrawal
Partner
Membership Number: 148757

UDIN: 25148757BMNYMM9128



J M Agrawal & Co.

Chartered Accountants

INDEPENDENT AUDITOR'S REPORT

TO THE BOARD OF DIRECTORS OF 3P LAND HOLDINGS LIMITED

Report on the Audit of Consolidated Financial Results

Opinion

1. We have audited the accompanying annual Consolidated financial results of 3P Land Holdings Limited (hereinafter referred to as the "Company") and its associate for the quarter and year ended March 31, 2025 (the "Statement"), being submitted by the Company pursuant to the requirement of Regulation 33 of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").
2. In our opinion and to the best of our information and according to the explanations given to us the aforesaid Consolidated financial results:
 - i. include the annual financial results of the Associate company – Biodegradable Products India Limited;
 - ii. are presented in accordance with the requirements of Regulation 33 of the Listing Regulations in this regard; and
 - iii. give a true and fair view in conformity with the recognition and measurement principles laid down in the applicable accounting standards and other accounting principles generally accepted in India, of the net profit and other comprehensive income and other financial information for the quarter and year ended March 31, 2025.

Basis for Opinion

3. We conducted our audit in accordance with the Standards on Auditing ("SAs") specified under Section 143(10) of the Companies Act, 2013 ("the Act"). Our responsibilities under those SAs are further described in the *Auditor's Responsibilities for the Audit of the Consolidated 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 together with the ethical requirements that are relevant to our audit of the consolidated 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 Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the Statement.





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Board of Directors' Responsibilities for the Consolidated Financial Results

4. These Consolidated financial results have been prepared on the basis of the annual consolidated financial statements. 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 net profit and other comprehensive income and other financial information of the Company including its Associate company in accordance with the Indian Accounting Standards (IndAS) 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. The respective Board of Directors of the Company and of its Associate company are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and its Associate 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 accuracy and completeness of the accounting records, relevant to the preparation and presentation of the consolidated 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 the consolidated financial results by the Directors of the Company, as aforesaid.
5. In preparing the consolidated financial results, the respective Board of Directors of the Company and of its Associate company are responsible for assessing the ability of the Company and of its Associate company 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 Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.
6. The respective Board of Directors of the companies included in the Company and of its Associate company are responsible for overseeing the financial reporting process of the Company and of its Associate company.

Auditor's Responsibilities for the Audit of the Financial Results

7. Our objectives are to obtain reasonable assurance about whether the annual 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 these annual financial results.
8. As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:
 - 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





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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.

- 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.
 - Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
 - 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 appropriateness of this assumption. 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 annual 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 Company and its Associate company to cease to continue as a going concern.
 - Evaluate the overall presentation, structure and content of the consolidated financial results, including the disclosures, and whether the consolidated financial results represent the underlying transactions and events in a manner that achieves fair presentation.
 - Obtain sufficient appropriate audit evidence regarding the financial results/financial information of the Company and its Associate company to express an 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 entity included in the consolidated financial results, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.
9. We communicate with those charged with governance of the Company and its Associate company included in the consolidated financial results of which we are the independent auditors 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. 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.





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

Place: Pune
Date: May 10, 2025



For J M Agrawal & Co.
Chartered Accountants
Firm Registration Number: 100130W

Punit Agrawal
Partner
Membership Number: 148757

UDIN: 25148757BMNYML1748



3P LAND HOLDINGS LIMITED

Registered Office

JWP:12

10th May, 2025

The Manager,
Listing Department,
BSE Limited,
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400 001.

Scrip Code: 516092

The Manager,
Listing Department,
National Stock Exchange of India Ltd.,
Exchange Plaza, 5th Floor,
Plot No. C/1, G Block,
Bandra Kurla Complex,
Bandra (E),
Mumbai – 400 051.
Scrip Code: 3PLAND

Dear Sir/Madam,

Sub: Declaration pursuant to Regulation 33(3)(d) of SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015

We, hereby declare that, the Statutory Auditors, M/s. J. M. Agrawal & Company, Chartered Accountants (Firm Registration No. 100130W) have issued Audit Report with unmodified opinion on Audited Financial Statements/Results for the quarter and year ended on 31st March, 2025.

Kindly take the aforesaid on your records.

Thanking you,

Yours faithfully,
For 3P LAND HOLDINGS LTD.,

(J. W. Patil)
Chief Financial Officer
Encl: A/a.

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