

Date: 14<sup>th</sup> February, 2024

To,  
Listing Department,  
**BSE Limited,**  
Floor 25, P. J. Towers,  
Dalal Street, Mumbai – 400001

Listing & Compliance Department,  
**The National Stock Exchange of India Limited**  
Exchange Plaza, Bandra Kurla Complex,  
Bandra East, Mumbai - 400051

Reference: SCRIP Code: 523890 Security Symbol: DSKULKARNI ISIN: INE891A01014

**Subject: Outcome of Meeting of Board of Directors held on Wednesday, 14<sup>th</sup> February, 2024.**

In continuation of our intimation dated 5<sup>th</sup> February, 2024 and pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (SEBI LODR), as amended from time to time, we wish to inform you that the Board of Directors of the Company, at its meeting held today, i.e. 14<sup>th</sup> February, 2024, have, *inter alia* approved:

1. Unaudited Financial Results (Standalone) for the quarter and nine months ended on December, 31<sup>st</sup> 2023, and in this regard, please find enclosed herewith :
  - Limited Review Report issued by M/s. P P S C O and Associates, Chartered Accountants, (FRN :107356W), Statutory Auditors of the Company, on the Unaudited Financial Results;
2. Revised Financial Results (Standalone) for the quarter ended 30<sup>th</sup> June, 2023 and quarter and quarter ended 30<sup>th</sup> September, 2023, and in this regard, please find enclosed herewith
  - Limited Review Report issued by M/s. P P S C O and Associates, Chartered Accountants, (FRN :107356W), Statutory Auditors of the Company, on the Unaudited Financial Results;

The above information is also available on the website of the Company i.e. [www.dskcirp.com](http://www.dskcirp.com).

The meeting of the Board of Directors commenced at 06:30 P.M. and concluded at 7:35 P.M.

You are requested to take the same on your record.

Thanking you,  
Yours faithfully,

**For, D S Kulkarni Developers Limited**

**Sumit Ramesh Diwane**  
**Director**  
**DIN: 10076052**





**PPSCO**  
**& ASSOCIATES**  
*Chartered Accountants*

CA. Pankaj P. Sanghavi  
B.Com (Hons.), M.A. (Phil). F.C.A.

CA. Ankit P. Sanghavi  
B.Com, A.C.A., FAFD (ICAI)

CA. Hemant R. Shah  
B.Com, F.C.A.

CA. Kalpeet Doshi  
B.Com, ACA, DISA (ICAI)

**Limited Review Report for the quarter and nine months Unaudited Standalone Financial Results of D. S. Kulkarni Developers Limited pursuant to the Regulation 33 and 52 of the SEBI (Listing Obligation and Disclosures Requirements) Regulations, 2015 (as amended).**

**To The Board of Directors  
D. S. Kulkarni Developers Limited**

1. We have reviewed the accompanying statement of unaudited financial results of **D. S. Kulkarni Developers Limited** ('the Company'), for the quarter and nine months ended December 31, 2023 ('the Statement'), being submitted by the company pursuant to the requirements of Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('the Regulation').

**2. Management responsibility**

This Statement which is the responsibility of the Company's Management and approved by the Company's 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 ('the Act') as amended, read with relevant rules issued thereunder and other recognized accounting principles generally accepted in India and in compliance with the Regulation. Our responsibility is to issue a report on the Statement based on our review.

**3. Auditor's responsibility**

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



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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 the Standards on Auditing specified under Section 143(10) of the Act, and consequently does not enable us to obtain assurance that we would become aware of all significant matter might be identified in an Audit. We have not performed an audit and accordingly, we do not express an audit opinion.

#### **4. Basis of Opinion**

We refer the note 4 part of the results declared by the management of the company, The company was under Corporate Insolvency Resolution Process under the Insolvency and Bankruptcy Code (the code) when the original Financial Statements were approved by the Resolution Professional and the original Audit Report was issued. Subsequently the Hon'ble NCLT vide its order dated June 23, 2023 (Certified True Copy received on 30th June, 2023) approved the Resolution Plan submitted by the Resolution Applicant. Subsequently, the Shareholders of the company, at the 32nd Annual General Meeting held on December 28, 2023, directed the board to revise the financial statements to give effect to the approved resolution plan and to present a true and fair view.

Based on our review conducted as stated above, nothing has come to our attention that causes us to believe that the accompanying Statement prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

#### **5. Other matters:**

The comparative financial information of the company for the quarter ended December 31, 2023 prepared in accordance with Ind AS included in this statement



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are unaudited and have been furnished to us by the Management which is neither audited or reviewed by us.

Our conclusions are not modified with respect to the above matters.

**For P P S C O & Associates.**

Chartered Accountants  
Firm Reg. No: 107356W



Ankit P. Sanghavi  
Partner  
Membership Number: 131353  
UDIN: 24131353BKHKBA8130

Place: Mumbai  
Date: February 14, 2024

**D. S. KULKARNI DEVELOPERS LIMITED**

CIN : L45201PN1991PLC063340

Regd. Office: Unit No. 301, Swojas One, Kothrud, Pune - 411 038

Phone: 020-67166716, Email: cs.dskdl@ashdanproperties.in, Website: www.dskcirp.com

**Statement of Unaudited Standalone Financial Results for the Quarter and Nine Months Ended 31st December, 2023**

(Rs. in lacs)

SR. No.	PARTICULARS	Quarter Ended			Nine Month Ended		Year Ended
		31-Dec-2023	30-Sep-2023	31-Dec-2022	31-Dec-2023	31-Dec-2022	31-Mar-2023
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
<b>1</b>	<b>Income</b>						
	(a) Revenue from operations	-	-	-	-	-	-
	(b) Other income	-	-	-	-	-	0.00
	<b>Total Income</b>	-	-	-	-	-	<b>0.00</b>
<b>2</b>	<b>Expenses</b>						
	(a) Operating costs	-	-	-	-	-	-
	(b) Change in inventories	(0.00)	-	-	(0.00)	-	<b>63,258.05</b>
	(c) Employee benefits expenses	-	-	-	-	-	-
	(d) Office & Admin Expenses	63.17	-	-	681.72	-	<b>264.06</b>
	(e) Finance costs	150.72	63.17	-	213.88	-	-
	(f) Depreciation and amortisation expenses	-	-	10.64	-	31.91	<b>42.55</b>
	(g) Other expenses	-	536.14	85.46	-	163.24	-
	<b>Total expenses (a+b+c+d+e+f)</b>	<b>213.88</b>	<b>599.31</b>	<b>96.09</b>	<b>895.59</b>	<b>195.16</b>	<b>63,564.66</b>
<b>3</b>	<b>Profit before exceptional and tax (1-2)</b>	<b>(213.88)</b>	<b>(599.31)</b>	<b>(96.09)</b>	<b>(895.59)</b>	<b>(195.16)</b>	<b>(63,564.66)</b>
<b>4</b>	Exceptional items (net of tax expenses)	-	-	-	-	-	<b>23,058.55</b>
<b>5</b>	<b>Profit before tax (3-4)</b>	<b>(213.88)</b>	<b>(599.31)</b>	<b>(96.09)</b>	<b>(895.59)</b>	<b>(195.16)</b>	<b>(40,506.10)</b>
<b>6</b>	<b>Tax expense</b>						
	(a) Current tax	-	-	-	-	-	-
	(b) Deferred tax	-	-	-	-	-	-
	(c) Short/ (Excess) provision of tax in earlier years	-	-	-	-	-	-
<b>7</b>	<b>Net Profit (Loss) for the period (5-6)</b>	<b>(213.88)</b>	<b>(599.31)</b>	<b>(96.09)</b>	<b>(895.59)</b>	<b>(195.16)</b>	<b>(40,506.10)</b>
<b>8</b>	<b>Other Comprehensive Income</b>						
	A. Amount of items that will not be reclassified to profit and loss						
	B. Income tax relating to items that will be reclassified to profit or loss						
	<b>Total Other Comprehensive Income</b>	-	-	-	-	-	-
<b>9</b>	<b>Total Comprehensive Income for the period (7+8)</b>	<b>(213.88)</b>	<b>(599.31)</b>	<b>(96.09)</b>	<b>(895.59)</b>	<b>(195.16)</b>	<b>(40,506.10)</b>
<b>10</b>	<b>Details of Equity</b>						
	Paid-up equity share capital	1,000.00	1,000.00	2,580.10	1,000.00	2,580.10	2,580.10
	Face value of equity share capital	10	10	10	10	10	10
<b>11</b>	Other equity	(15,152)	(14,938)	23,474.70	(15,152)	23,474.70	(16,836.14)
<b>12</b>	<b>Earnings per share (Not annualised for quarter and half year)</b>						
	(a) Basic earnings (loss) per share (in Rs.)	(2.14)	(5.99)	(0.37)	(8.96)	(0.76)	(156.99)
	(b) Diluted earnings (loss) per share (in Rs.)	(2.14)	(5.99)	(0.37)	(8.96)	(0.76)	(156.99)
<b>13</b>	<b>Additional Information</b>						
	(a) Debt Equity Ratio	(5.88)	(5.96)	3.20	(5.88)	3.20	(5.13)
	(b) Debt service coverage ratio	(0.04)	(0.01)	-	(0.22)	-	-
	(c) Interest service coverage ratio	(0.42)	(8.49)	-	(3.19)	-	-
	(d) Outstanding redeemable preference shares (quantity and value)	-	-	-	-	-	-
	(e) Capital redemption reserve/debenture redemption reserve	-	-	-	-	-	-
	(f) Net worth	(14,151.74)	(13,937.86)	26,054.80	(14,151.74)	26,054.80	(14,256.04)
	(g) Net profit after tax	(213.88)	(599.30)	(96.09)	(895.59)	(195.16)	(40,310.95)
	(h) Earnings per share	(2.14)	(5.99)	(0.37)	(8.96)	(0.76)	(156.99)
	(i) Current ratio	3.54	3.47	2.22	3.54	2.22	2.28
	(j) Long term debt to working capital	1.28	1.28	0.84	1.28	0.84	1.36
	(k) Bad debts to Account receivable ratio	-	-	-	-	-	-
	(l) Current liability ratio	0.24	0.24	0.49	0.24	0.49	0.37
	(m) Total debts to total assets	0.88	0.87	0.44	0.88	0.44	0.77
	(n) Debtors' turnover	-	-	-	-	-	-
	(o) Inventory turnover	-	-	-	-	-	-
	(p) Operating margin	-	-	-	-	-	-
	(q) Net profit margin	-	-	-	-	-	-

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**Notes:**

- 1 The unaudited financial results for the year ended 31st December, 2023 have been prepared in accordance with the companies (Indian Accounting Standards) Rules, 2015 (IND AS) prescribed under section 133 of the Companies Act, 2013 and other recognised accounting practices and policies, to the extent applicable.
- 2 In the terms of Ind Accounting Standard -108 " Operating Segment", the Company operates in a single business segment i.e. "Real Estate \ Real Estate Development" and substantial activities are carried out in India.
- 3 The NCLT vide its order dated 23rd June 2023 (Certified Copy Received on 30th June, 2023) has approved the resolution plan submitted by the consortium comprising of Ashdan Properties Private Limited, Classic Promoters & Builders Private Limited and Atul Builders (Successful Resolution Applicant) in the CIRP of D S Kulkarni Developers Limited.  
Pursuant to the approved resolution plan, the existing fully paid up 2,58,01,008 equity shares of Rs. 10/- each aggregating to Rs. 25,80,10,080 were extinguished with effect from 27th September 2023 and 1,00,00,000 equity shares of Rs. 10 each aggregating to Rs. 10,00,00,000/- were allotted to the resolution applicant and its affiliates and public as per the plan.  
Thereafter Company has initiated the process of Extinguishment of entire Existing Share Capital of the Company including Corporate Action and Intimation to Exchange however the same in process of approval as on the date of the approval of financial results.
- 4 The original standalone financial statements of the Company for the year ended March 31, 2023 approved by the Resolution Professional (RP) on May 29, 2023 were circulated to the shareholders for adoption in the Annual General Meeting held on 28th December, 2023. However the Shareholders at the 32nd Adjourned Annual General Meeting held on 28th December 2023 had directed the Board of Directors of the Company to provide necessary accounting adjustment in order to give true and fair view of the Financials of the Company for the Financial Year 2022-2023 by giving effect of approved Resolution Plan of NCLT. Post the approval of the revised financial statements of the Company by the Board of Directors, the members of the Company had adopted the revised financial statements of the Company for the year ended on 31st March, 2023 at the 32nd Adjourned Annual General Meeting held on 30th December 2023.  
Accordingly, Financials Results issued for the quarter ended June 30, 2023 on August 14, 2023 and the quarter ended September 30, 2023 on November 13, 2023 were revised giving the effect of approved resolution plan.
- 5 Additional information pursuant to requirement of Regulation 52(4) of the SEBI (listing Obligations and Disclosure Requirements) Regulations, 2015 and as amended:

a	Net Worth	Aggregate of (i) Total Equity excluding other comprehensive income and reserves created out of amalgamation (net of amounts adjusted in retained earnings) and (ii) face value of Redeemable Preference Shares.
b	Debt Equity Ratio	Debt / Equity (Debt represents Long Term and Short Borrowings (including carrying values of Redeemable Preference Shares)) (Equity includes Equity Share Capital and Other Equity)
c	Debt Service Coverage Ratio (DSCR)	Profit / (Loss) before Interest, Non-Cash Expenses (depreciation and amortisation) and Tax / (Interest Expense including premium on redeemable preference shares + Principal Repayment of Long term Borrowings made during the period)
d	Interest Service Coverage Ratio (ISCR)	Profit / (Loss) before Interest and Tax / Interest Expense including premium on redeemable preference shares.
e	Current Ratio	Current Assets / Current Liabilities
f	Long Term Debt to Working Capital	Non-Current Borrowings (including carrying values of Redeemable Preference Shares and Current Maturities of Long Term Borrowings) / (Current Assets - Current Liabilities excluding Current Maturities of Long Term Borrowings).
g	Bad Debts to Account Receivable Ratio	Bad debts / Average Trade Receivables
h	Current Liability Ratio	Total Current Liabilities / Total Liabilities
i	Total Debts to Total Assets	Total Debts / Total Assets (Total Debts includes Non-Current Borrowings (including carrying values of Redeemable Preference Shares) and Current Borrowings)
j	Debtors Turnover	Revenue from Operations / Average Trade Receivables
k	Inventory Turnover	Revenue from Operations / Average Inventories
l	Operating Margin (%)	Profit / (Loss) before Interest, Depreciation, Amortisation and Tax / Revenue from Operations and Other Income.
m	Net Profit Margin (%)	Net Profit / Revenue from Operations and Other Income

The ratios which are disclosed above are annualised.

- 6 The unaudited financial results for the quarter ended Dec 31, 2023, are available on the website of BSE (<https://www.bseindia.com>), NSE (<https://www.nseindia.com>) and the Company website ([www.dskcirp.com](http://www.dskcirp.com)).

For and on behalf of the Board of Directors of  
**D S Kulkarni Developers Limited**

**Bhushan Vilaskumar Palresha**

Managing Director

DIN - 01258918

Place: Pune

Date: 14th February, 2024