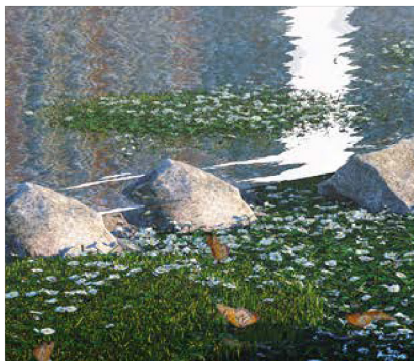
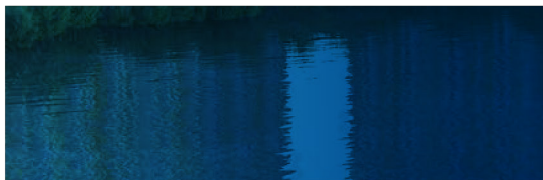
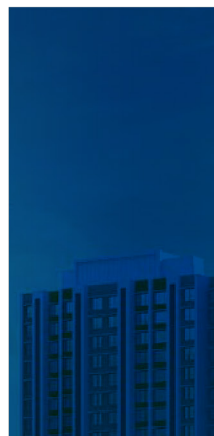




**Poddar Housing and  
Development Limited**  
Annual Report 2021-22



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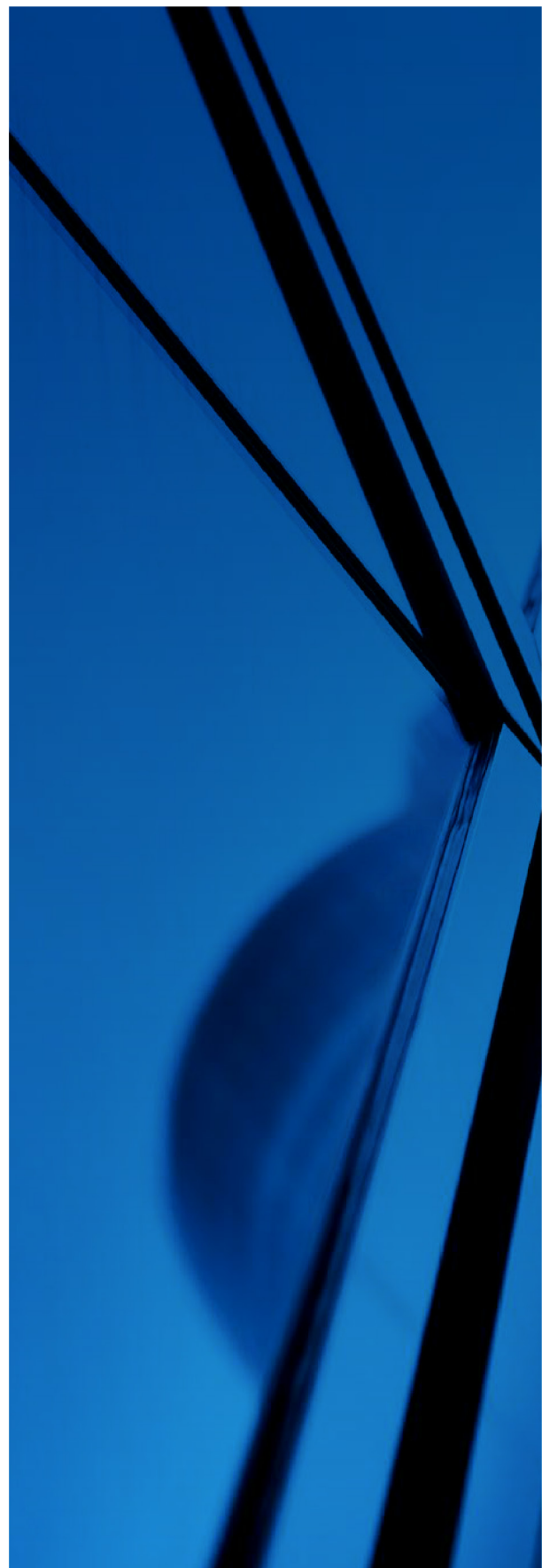
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## Forward-looking statement

In this Annual Report, we have presented forward-looking information to enable investors to comprehend our prospects and take informed investment decisions. This report and other statements - written and oral - that we periodically make, contain forward-looking statements that set out anticipated results based on the management's plans and assumptions. We have tried wherever possible to identify such statements by using words such as 'anticipates', 'estimates', 'expects', 'projects', 'intends', 'plans', 'believes' and words of similar substance in connection with any discussion of future performance. We cannot guarantee that these forward-looking statements will be realised, although we believe we have been prudent in our assumptions. The achievement of results is subject to risks, uncertainties and even inaccurate assumptions. Should known or unknown risks or uncertainties materialise, or should underlying assumptions prove inaccurate, actual results could vary materially from those anticipated, estimated or projected. Readers should bear this in mind. We undertake no obligation to publicly update any forward-looking statements, whether as a result of new information, future events or otherwise.



Online Annual report  
[www.poddarhousing.com](http://www.poddarhousing.com)





## Corporate snapshot //

# Poddar Housing and Development Limited

One of the most well-known and established brands in the value and affordable housing segment in MMR.

With a track record of delivering homes to over 5000 happy families, the organization is poised to become a leader in the space of mass housing.



## Our projects



With the vision of fulfilling housing needs for middle and lower income group, the Company's launches have been centered around the following locations:

- **Poddar Wondercity** – Badlapur East
- **Poddar Riviera** – Kalyan
- **Poddar Spraha Diamond** – Chembur
- **Poddar Evergreens** – Badlapur

## Listing



PHDL is listed on National Stock Exchange (NSE) and Bombay Stock Exchange (BSE), enjoying a market capitalization of Rs. 137.96 crore as on 31st March, 2022.

## Awards and accolades



- Best Brand Award 2019 by the International Brand Equity - Best Affordable Housing Developer
- Integrated Township of the Year 2019 - Poddar Wondercity
- Best Affordable Project for the Year 2019 - Poddar Samruddhi Evergreens





# Poddar Spraha Diamond



Artist's impression

## Project potential

Launched in  
2018

Total saleable area:  
1.05 Lakh Sq. Ft.;  
132 units

Area sold:  
0.94 Lakh sq ft;  
115 units

The Project is  
registered with  
MAHARERA having  
Registration No.  
P51900002986

Launched in 2018 and Located in Chembur east near Diamond Garden, Mumbai, Poddar Spraha Diamond enjoys unprecedented connectivity, offering an effortless commute to all commercial destinations across the Mumbai city. The property is surrounded by

educational and health facilities and is located near rail, metro, monorail and highways. Moreover, the property is well positioned around social infrastructure including healthcare centres, gymnasiums, clubs, public gardens, shopping malls and educational institutes.

## Projects portfolio

# Poddar Wondercity



Artist's impression

## Project potential

Launched in  
2019

Total  
Development area:  
16.88 lakh Sq ft;  
2,741 units

Launched phase I  
4.37 Lakh Sq ft,  
720 Units

Area sold in  
phase I and II:  
1.87 lakh Sq. ft;  
329 units

Located in Badlapur East, Poddar Wondercity is a quality, affordable housing township. The township delivers lifestyle that goes beyond the four walls. With holistic living in a pollution-free zone, Poddar Wondercity offers residents

30+ high-grade amenities, which include the Poddar Brio International School, a multi-speciality critical care hospital, multiple sports and recreational facilities, retail and entertainment options.

The Project is registered  
with MAHARERA No  
P51700020028



# Poddar Riviera



Artist's impression

## Project potential - Phase I

Launched  
in January  
2020

Project Potential  
23.20 Lakh Sq ft

Total saleable area:  
6.66 lakh sq ft;  
946 units

Area sold in  
phase I: 3.53  
lakh sq ft;  
500 units

This Project is registered  
with MAHARERA  
No. P51700023508,  
P51700023181, and  
P51700023296

Located in Kalyan, Poddar Riviera covers 18.8 acres of a township that offers a larger than life experience with its grand assortment of premium amenities. The township comprises five 23-storeyed towers with more than 30 amenities and convenient

connectivity to Mumbai, Nasik and Pune. The township's close proximity to leading educational institutes, railways, healthcare centres and nice leisure locations makes it an ideal residential location for families.



## Projects portfolio

# Poddar Samruddhi Evergreens



Artist's impression

## Project potential

Total  
saleable area:  
13.54 Lakh sq ft;  
2,317 units

Area sold in  
phase I:  
13.16 Lakh sq ft;  
2,256 units

Handed over:  
12.54 Lakh sq ft;  
2,203 units

Enriching the skyline of Badlapur, Poddar Samruddhi Evergreens is one of Poddar Housing's signature projects, which comprises over 2,200 residents. It's vast open spaces spread across 25 acres in the lap of nature and seamless connectivity to major business districts enables its residents to

enjoy the best of both worlds. This is a self-contained township in its true sense where residents enjoy value-based amenities like the Poddar Brio International School, a Multispeciality Hospital, a large clubhouse and a community hall to name a few.

This Project is registered  
with MAHARERA No.  
P5170009156





# Corporate Information

## Board of Directors

Mr. Dipak Kumar Poddar - Executive Chairman  
Mr. Rohitashwa Poddar - Managing Director  
Mr. Shrikant Tembey - Independent Director  
Mr. Dilip J Thakkar - Non Executive Director  
Mr. Ravindra Nemichand Kala- Independent Director  
Mr. Uma Shanker Sharda – Independent Director  
Ms. Nishi Jain – Independent Women Director

## COO & CFO

Mr. Vishal Kokadwar

## Company Secretary

Mr. Vimal Tank

## Auditors

Bansal Bansal & Company, Chartered Accountants, Mumbai

## Secretarial Auditors

DM & Associates Company Secretaries LLP

## Design Architects

UB Architects

## Bankers & Financial Institutions

STCI Finance Limited  
HDFC Bank Ltd  
Housing Development Finance Corporation Limited  
Aditya Birla Finance Limited

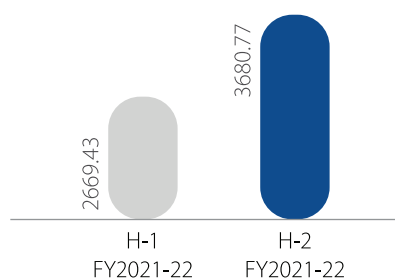
## Registered Office

Unit 3-5, Neeru Silks Mills, Mathuradas Mills Compound,  
126 N.M Joshi Marg, Lower Parel (W), Mumbai

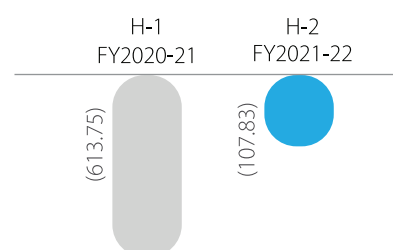
## Register & Share Transfer Agents

Link Intime India Private Limited  
C 101, 247 Park, LBS Marg, Vikhroli Marg, Mumbai 400 083

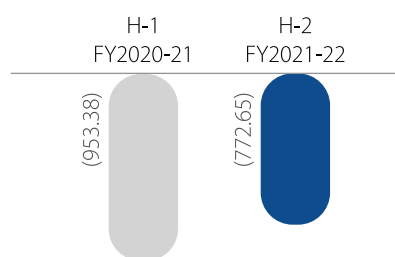
# Financial Performance



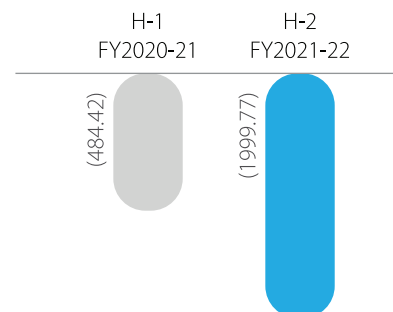
Revenues (₹ Lakh)



EBITDA (₹ Lakh)



Profit after tax (₹ Lakh)



Cash flows from operations (₹ Lakh)