

POWAI LAKE RESIDENTIAL PRIVATE LIMITED

Date: April 17, 2025

To

BSE Limited

Listing Compliance Department

Phiroze Jeejeebhoy Towers, Dalal Street,
Fort, Mumbai 400001

Dear Sir/Madam,

Subject: Outcome of Board Meeting held on April 17, 2025 as per Regulation 51(2) read with Part B of Schedule III and Regulation 52 of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 (“SEBI Listing Regulations”)

Pursuant to Regulation 51(2) read with Part B of Schedule III and Regulation 52 of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 (“SEBI Listing Regulations”), we hereby inform that Board of Directors of Powai Lake Residential Private Limited (“**Company**”) in its Meeting held today, i.e., Thursday, April 17, 2025, have inter alia, approved the Un-audited Financial Results for the quarter and year till date ended on December 31, 2024 (Company was incorporated on 15.07.2024) along with Limited Review Report upon request BSE India vide request letter/email dated 3.04.2025.

Please find enclosed herewith the following:

1. Copy of the un-audited financial results for the quarter and year till date ended on December 31, 2024 along with the Limited Review Report with unmodified opinion submitted by the Statutory Auditors, **M/s B S R & Co. LLP**, is enclosed as **Annexure-1**.
2. Disclosure as required under Regulation 52(4) of SEBI Listing Regulations forms part of the said financial results is enclosed as **Annexure-2**.
3. Disclosure as required under Regulation 54(3) of SEBI Listing Regulations is enclosed as **Annexure-3**.
4. Statement indicating utilization of issue proceeds of non-convertible securities and statement of material deviation in the use of issue proceeds from the objects of the issue for the quarter ended December 31, 2024, as per Regulation 52(7) and Regulation 52(7A) of Listing Regulations is enclosed as **Annexure-4**.

The meeting of the Board of Directors was commenced at 12:00 P.M. and concluded at 1:10 P.M.

Request you to kindly take the same on records and disseminate the same.

Thanking you.

Yours Faithfully,

For **Powai Lake Residential Private Limited**

Dhara Vipin Dalal

Company Secretary and Compliance Officer

CIN: U68200MH2024FTC428724

Regd Address: The Capital, Level 7, Unit 65, Plot no. C-70, BKC, Bandra (East), Mumbai-400051, Maharashtra

Email ID: Atul.arora@hines.com; Website: www.residenceslakeview.com/

TEL + 91 124 480 2222

BSR & Co. LLP

Chartered Accountants

14th Floor, Central B Wing and North C Wing
Nesco IT Park 4, Nesco Center
Western Express Highway
Goregaon (East), Mumbai – 400 063, India
Telephone: +91 (22) 6257 1000
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Independent auditors' report on review of unaudited interim financial statements

To the Board of Directors of Powai Lake Residential Private Limited

Introduction

We have reviewed the accompanying unaudited interim financial statements of Powai Lake Residential Private Limited ('the Company') comprising the interim balance sheet as at 31 December 2024 and interim the Statement of profit and loss (including other comprehensive income) for the quarter ended 31 December 2024 and for the period from 15 July 2024 to 31 December 2024, the interim statement of change in equity and the interim statement of cash flows for the period from 15 July 2024 to 31 December 2024, and notes to the financial statements, including material accounting policies and other explanatory information, as required by Indian Accounting Standard (Ind AS) 34 "Interim Financial Reporting" Prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Financial Statement based on our review.

Scope of Review

We conducted our review in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying unaudited interim financial statements, as at 31 December 2024 and for the period 15 July 2024 to 31 December 2024, are not prepared, in all material respects, in accordance with Ind AS 34 Interim Financial Reporting.

For BSR & Co. LLP

Chartered Accountants

Firm Registration No. 101248W/W-100022

BHAVESHKUMAR
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DHUPELIA

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Date: 2025.04.17 12:59:17
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Bhavesh Dhupelia
Partner

Place: Mumbai
Date: 17 April 2025

Membership No. 042070
UDIN:25042070BMKVBC1885

Powai Lake Residential Private Limited (CIN No.- U68200MH2024FTC428724)
Unaudited Interim Balance Sheet as at December 31, 2024
(All amounts in INR thousands unless otherwise stated)

	Notes	As at December 31, 2024
ASSETS		
Current Assets		
Financial assets		
Cash and cash equivalents	3	734.58
Other financial assets	4	60.00
Other current assets	5	19.65
TOTAL		814.23
EQUITY AND LIABILITIES		
Equity		
Equity share capital	6	1,000.00
Other equity	7	(755.91)
Total equity		244.10
Current liabilities		
Financial liabilities		
Trade payables	8	
• total outstanding dues of micro enterprises and small enterprises		-
• total outstanding dues of creditors other than micro enterprises and small enterprises		567.13
Other current liabilities	9	3.00
Total current liabilities		570.13
TOTAL		814.23
Summary of Material Accounting Policies	2	

The accompanying notes are an integral part of the interim financial statements.

As per our report of even date attached

For B S R & Co. LLP
Chartered Accountants
Firm's Registration No:101248W/W-100022

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Bhavesh Dhupelia
Partner
Membership No: 042070
Mumbai, April 17, 2025

**For and on behalf of the Board of Directors of
Powai Lake Residential Private Limited**

AMIT
DIWAN

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by AMIT DIWAN
Date:
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Amit Diwan
Director
DIN No. 03146740
Gurugram, April 17, 2025

Tina
Rawla

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by Tina Rawla
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Tina Rawla
Director
DIN No. 01552342
Gurugram, April 17, 2025

RUCHIK
A JAIN

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Ruchika Jain
Chief Financial Officer
Mumbai, April 17, 2025

Dhara
Vipin Dalal

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Dhara Vipin Dalal
Company Secretary
Mumbai, April 17, 2025

Powai Lake Residential Private Limited (CIN No.- U68200MH2024FTC428724)
Statement of Unaudited Interim Profit and Loss for the period ended December 31, 2024
(All amounts in INR thousands unless otherwise stated)

	Notes	For the period October 1, 2024 to December 31, 2024	For the period July 15, 2024 to December 31, 2024
Income			
Revenue from operations		-	-
Total Income		-	-
Expenses			
Other expenses	10	188.90	755.91
Total		188.90	755.91
Loss Before Tax		(188.90)	(755.91)
Tax expenses			
Current tax		-	-
Deferred tax	16	-	-
Total Tax Expense		-	-
Loss for the period		(188.90)	(755.91)
Other Comprehensive Income			
Items that will not be reclassified to profit or loss		-	-
Re-measurement gain on defined benefit plans		-	-
Total comprehensive loss for the period		(188.90)	(755.91)
Earnings per equity share (face value of share INR 10 each)			
Basic and diluted earning per share	11	(1.89)	(7.56)
Summary of Material Accounting Policies	2		

The accompanying notes are an integral part of the interim financial statements.

As per our report of even date attached

For B S R & Co. LLP
Chartered Accountants
Firm's Registration No: 101248W/W-100022

BHAVESHKUMAR HARSHADKUMAR DHUPELIA
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Bhavesh Dhupelia
Partner
Membership No: 042070
Mumbai, April 17, 2025

**For and on behalf of the Board of Directors of
Powai Lake Residential Private Limited**

AMIT DIWAN
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Amit Diwan
Director
DIN No. 03146740
Gurugram, April 17, 2025

Tina Rawla
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Tina Rawla
Director
DIN No. 01552342
Gurugram, April 17, 2025

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Ruchika Jain
Chief Financial Officer
Mumbai, April 17, 2025

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Dhara Vipin Dalal
Company Secretary
Mumbai, April 17, 2025

Powai Lake Residential Private Limited (CIN No.- U68200MH2024FTC428724)
Unaudited Interim Cash Flow Statements for the period ended December 31, 2024
(All amounts in INR thousands unless otherwise stated)

For the period
July 15, 2024 to December
31, 2024

Cash flows from operating activities	
Loss before tax	(755.91)
Adjustments for :	
Operating profit before working capital changes	(755.91)
Movements in working capital :	
Increase in other current financial assets	(60.00)
Increase in other current assets	(19.65)
Increase in trade payables	570.13
Increase in other current liabilities	-
Cash flow used in operations	(265.42)
Direct taxes paid (net of refunds)	-
Net cash flow used in operating activities (A)	(265.42)
Cash flows from investing activities	
Net cash flow from investing activities (B)	-
Cash flows from financing activities	
Proceeds from issue of share capital	1,000.00
Net cash flow from financing activities (C)	1,000.00
Net increase in cash and cash equivalents (A + B + C)	734.58
Cash and cash equivalents at the beginning of the year	-
Cash and cash equivalents at the end of the period	734.58

Cash and cash equivalent as per above comprises of the following

Bank balances	-
- in current account	734.58
Total cash and cash equivalents (note 3)	734.58

Notes:

The above cash flow from operating activities has been prepared under the "Indirect Method" as set out in the Indian Accounting Standard (Ind AS) 7 - "Statement of Cash Flows" prescribed under the Companies Act (Indian Accounting Standard) Rules, 2015 under the Companies Act, 2013.

Summary of Material Accounting Policies

The accompanying notes are an integral part of the interim financial statements.

As per our report of even date attached

For B S R & Co. LLP
Chartered Accountants
Firm's Registration No:101248W/W-100022

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Bhavesh Dhupelia
Partner
Membership No: 042070
Mumbai, April 17, 2025

For and on behalf of the Board of Directors of
Powai Lake Residential Private Limited

Tina
Rawla
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by Tina Rawla
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Amit Diwan
Director
DIN No. 03146740
Gurugram, April 17, 2025

Tina Rawla
Director
DIN No. 01552342
Gurugram, April 17, 2025

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Ruchika Jain
Chief Financial Officer
Mumbai, April 17, 2025

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Dhara Vipin Dalal
Company Secretary
Mumbai, April 17, 2025

Powai Lake Residential Private Limited (CIN No.- U68200MH2024FTC428724)
Unaudited Interim Statement of Changes in Equity as at December 31, 2024
(All amounts in INR thousands unless otherwise stated)

(a) Equity share capital

	No. of Shares	Amount
As at the beginning of the reporting period		-
Shares issued during the period	1,00,000	1,000.00
As at December 31, 2024	1,00,000	1,000.00

(b) Other equity

	Retained earnings	Total
As at the beginning of the reporting period	-	-
Loss for the period	(755.91)	(755.91)
As at December 31, 2024	(755.91)	(755.91)

Summary of Material Accounting Policies

2

The accompanying notes are an integral part of the interim financial statements.

As per our report of even date attached

For B S R & Co. LLP

Chartered Accountants

Firm's Registration No:101248W/W-100022

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Bhavesh Dhupelia

Partner

Membership No: 042070

Mumbai, April 17, 2025

**For and on behalf of the Board of Directors of
Powai Lake Residential Private Limited**

AMIT Digitally signed
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Amit Diwan

Director

DIN No. 03146740

Gurugram, April 17, 2025

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Tina Rawla

Director

DIN No. 01552342

Gurugram, April 17, 2025

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Ruchika Jain

Chief Financial Officer

Mumbai, April 17, 2025

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Vipin Date: 2025.04.17 12:23:52 +05'30'
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Dhara Vipin Dalal

Company Secretary

Mumbai, April 17, 2025

Powai Lake Residential Private Limited

Notes to the Unaudited Interim Financial Statements as at December 31, 2024

(All amounts in INR thousands unless otherwise stated)

1. Company background

POWAI LAKE RESIDENTIAL PRIVATE LIMITED ('the Company') is a private limited company, which is domiciled in India with its registered office situated at The Capital, Level 7, Unit 65, Plot no C 70, BKC, Bandra (East), Mumbai, Maharashtra, India, 400051. The Company was incorporated under the Companies Act, 2013 on July 15, 2024. The Company is primarily engaged in the business of construction, development and execution of real estate projects in India.

2. Summary of Material Accounting Policies

2.1. Basis of preparation and presentation

These interim financial statements which comprise the balance sheet as at December 31, 2024, the statement of profit and loss (including other comprehensive income), the statement of changes in equity and the statement of cash flows for the period from July 15, 2024 to December 31, 2024 and a summary of the material accounting policies and other explanatory information (together herein after referred to as "interim financial statements") have been prepared in accordance with the principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 ('the Act'), and other accounting principles generally accepted in India.

These interim financial statements are not the statutory accounts for the purpose of any statutory compliances or for regulatory requirements in any jurisdiction. These interim financial statements for the period from July 15, 2024 to December 31, 2024 have been prepared by the Company solely in connection with the Proposed fund raising exercise, by way of issuance of redeemable non-convertible debentures on private placement basis and its inclusion in the Placement Memorandum of the Company, in accordance with the provisions of the Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021 (as amended from time to time). Hence, these financial statements have been prepared on going concern basis.

The interim financial statements of the Company for the period ended December 31, 2024 were approved by the Board of Directors and authorized for issue on April 17, 2025.

Operating Cycle

The normal operating cycle in respect of operation relating to under construction real estate project depends on signing of agreement, size of the project, phasing of the project, type of development, project complexities, approvals needed and realization of project into cash and cash equivalents and range from 3 to 7 years. Accordingly, project related assets and liabilities have been classified into current and non-current based on operating cycle of respective projects. All other assets and liabilities have been classified into current and non-current based on a period of twelve months.

Use of estimates and judgements

The preparation of these financial statements in conformity with the recognition and measurement principles of Ind AS requires management to make judgements, estimates and assumptions, that affect the reported balances of assets and liabilities, disclosures relating to contingent liabilities as at the date of the financial statements and the reported amounts of income and expenses for the years presented.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

Powai Lake Residential Private Limited

Notes to the Unaudited Interim Financial Statements as at December 31, 2024

(All amounts in INR thousands unless otherwise stated)

Information about significant areas of estimation, uncertainty and critical judgments in applying accounting policies that have the most significant effect on the amounts recognized in the financial statements pertain to:

Income Tax

Deferred tax assets are recognized to the extent that it is regarded as probable that deductible temporary differences can be realized. The Company estimates deferred tax assets and liabilities based on current tax laws and rates and in certain cases, business plans, including management's expectations regarding the manner and timing of recovery of the related assets. Changes in these estimates may affect the amount of deferred tax liabilities or the valuation of deferred tax assets and thereby the tax charge in the statement of profit or loss.

Provision for tax liabilities require judgements on the interpretation of tax legislation, developments in case law and the potential outcomes of tax audits and appeals which may be subject to significant uncertainty. Therefore, the actual results may vary from expectations resulting in adjustments to provisions, the valuation of deferred tax assets, cash tax settlements and therefore the tax charge in the statement of Profit or Loss.

Leases

Critical judgements in determining the lease term: Ind AS 116 requires lessees to determine the lease term as the non-cancellable period of a lease adjusted with any option to extend or terminate the lease, if the use of such option is reasonably certain. The Company makes an assessment on the expected lease term on a lease-by-lease basis and there by assesses whether it is reasonably certain that any options to extend or terminate the contract will be exercised. In evaluating the lease term, the Company considers factors such as any significant leasehold improvements undertaken over the lease term, costs relating to the termination of the lease and the importance of the underlying asset to the Company's operations taking into account the location of the underlying asset and the availability of suitable alternatives. The lease term in future periods is reassessed to ensure that the lease term reflects the current economic circumstances.

Critical judgements in determining the discount rate: The Company cannot readily determine the interest rate implicit in the lease, therefore, it uses its incremental borrowing rate (IBR) to measure lease liabilities. The discount rate is generally based on the incremental borrowing rate specific to the lease being evaluated or for a portfolio of leases with similar characteristics.

2.2. Material accounting policies

(a) Leases:

On inception of a contract, the Company (as a lessee) assesses whether it contains a lease. A contract contains a lease when it conveys the right to control the use of an identified asset for a period of time in exchange for consideration. The right to use the asset and the obligation under the lease to make payments are recognised in the Company's statement of financial position as a right-of-use asset and a lease liability.

At the date of commencement of the lease, the Company recognises a right-of-use asset ("ROU") and a corresponding lease liability for all lease arrangements in which it is a lessee, except for leases with a term of twelve months or less (short-term leases) and low value leases. For these short-term and low value leases, the Company recognises the lease payments as an operating expense on a straight-line basis over the term of the lease.

Powai Lake Residential Private Limited

Notes to the Unaudited Interim Financial Statements as at December 31, 2024

(All amounts in INR thousands unless otherwise stated)

The right-of-use assets are initially recognised at cost, which comprises the initial amount of the lease liability adjusted for initial direct costs incurred, lease payments made at or before the commencement date, less any lease incentives received. They are subsequently measured at cost less accumulated depreciation and impairment losses. Right-of-use assets are depreciated over the shorter of the asset's estimated useful life and the lease term. Right-of-use assets are also adjusted for any re-measurement of lease liabilities and are subject to impairment testing. Residual value is reassessed annually.

The lease liability is initially measured at the present value of the lease payments to be made over the lease term. The lease payments include fixed payments (including 'in-substance fixed' payments) and variable lease payments that depend on an index or a rate, less any lease incentives receivable, and payments of penalties for terminating the lease, if the lease term reflects the exercise of an option to terminate the lease. 'In-substance fixed' payments are payments that may, in form, contain variability but that, in substance, are unavoidable. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Company. In calculating the present value of lease payments, the Company uses its incremental borrowing rate at the lease commencement date if the interest rate implicit in the lease is not readily determinable.

The lease term includes periods subject to extension options which the Company is reasonably certain to exercise and excludes the effect of early termination options where the Company is not reasonably certain that it will exercise the option.

After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for lease payments made. In addition, the carrying amount of lease liabilities is re-measured if there is a modification, a change in the lease term, a change in the 'in-substance fixed' lease payments or as a result of a rent review or change in the relevant index or rate.

Lease liabilities are re-measured with a corresponding adjustment to the related right-of-use asset if the Company changes its assessment of whether it will exercise an extension or a termination option and any lease modification.

Variable lease payments that do not depend on an index or a rate are recognised as an expense in the period over which the event or condition that triggers the payment occurs.

In respect of variable leases which guarantee a minimum amount of rent over the lease term, the guaranteed amount is considered to be an 'in-substance fixed' lease payment and included in the initial calculation of the lease liability. Payments which are 'in-substance fixed' are charged against the lease liability.

(b) Transactions in foreign currencies:

Transactions in foreign currencies are recorded at the exchange rates prevailing on the date of the transaction. Monetary items denominated in foreign currencies and outstanding at the Balance Sheet date are translated at the exchange rates prevailing at the year end. Non-monetary items denominated in foreign currencies are carried at the exchange rate in force at the dates of the transactions. Exchange differences arising on foreign currency transactions are recognised as income or expense in the year in which they arise.

(c) Income Taxes

Income tax expense comprises current tax expense and the net change in the deferred tax asset or liability during the year. Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity, respectively.

Powai Lake Residential Private Limited

Notes to the Unaudited Interim Financial Statements as at December 31, 2024

(All amounts in INR thousands unless otherwise stated)

(i) Current tax:

Current tax expenses are accounted in the same period to which the revenue and expenses relate. Provision for current income tax is made for the tax liability payable on taxable income after considering tax allowances, deductions and exemptions determined in accordance with the applicable tax rates and the prevailing tax laws.

Current tax assets and current tax liabilities are offset when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle the asset and the liability on a net basis.

(ii) Deferred tax:

Deferred income tax is recognised using the Balance Sheet approach. Deferred income tax assets and liabilities are recognised for deductible and taxable temporary differences arising between the tax base of assets and liabilities and their carrying amount in financial statements, except when the deferred income tax arises from the initial recognition of goodwill, an asset or liability in a transaction that is not a business combination and affects neither accounting nor taxable profits or loss at the time of the transaction.

Deferred income tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences and the carry forward of unused tax credits and unused tax losses can be utilised.

The carrying amount of deferred tax assets is reviewed at each Balance Sheet date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the deferred income tax asset to be utilised.

Deferred tax liabilities and assets are measured using substantively enacted tax rates expected to apply to taxable income in the years in which the temporary differences are expected to be received or settled.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority and the Company intends to settle its current tax assets and liabilities on a net basis.

(d) Accounting for Provisions, Contingent Liabilities and Contingent Assets:

Provisions are recognized, when there is a present legal or constructive obligation as a result of a past event, it is probable that an outflow of resources will be required to settle the obligation, and when a reliable estimate of the amount of the obligation can be made. Provisions (excluding retirement benefits and compensated absences) are not discounted to its present value and are determined based on best estimate required to settle the obligation at the balance sheet date. These are reviewed at each balance sheet date to reflect the current best estimates.

Contingent liabilities are recognized only when there is a possible obligation arising from past events, due to occurrence or non-occurrence of one or more uncertain future events, not wholly within the control of the Company, or where any present obligation cannot be measured in terms of future outflow of resources, or where a reliable estimate of the obligation cannot be made. Obligations are assessed on an ongoing basis and only those having a largely probable outflow of resources are provided for.

A contingent asset is not recognised but disclosed in the financial statements where an inflow of economic benefit is probable.

Provisions, contingent assets and contingent liabilities are reviewed at each balance sheet date.

Powai Lake Residential Private Limited

Notes to the Unaudited Interim Financial Statements as at December 31, 2024

(All amounts in INR thousands unless otherwise stated)

(e) Cash and Cash Equivalent (for the purpose of cash flow statements):

The Company considers all highly liquid financial instruments, which are readily convertible into known amounts of cash that are subject to an insignificant risk of change in value and having original maturities of three months or less from the date of purchase, to be cash equivalents. Cash and cash equivalents consist of balances with banks which are unrestricted for withdrawal and usage.

(f) Cash Flow Statement:

Cash flows are reported using the indirect method, whereby profit/ (loss) before tax is adjusted for the effects of transactions of no cash nature and any deferrals or accruals of past or future cash receipts or payments.

(g) Financial Instruments:

Financial assets and liabilities are recognised when the Company becomes a party to the contractual provisions of the instrument.

Financial Assets:

Classification

The Company classifies financial assets as subsequently measured at amortised cost, fair value through other comprehensive income or fair value through profit or loss based on its business model for managing the financial assets and the contractual cash flow characteristics of the financial asset.

Initial Recognition and measurement:

All financial assets (not measured subsequently at fair value through profit or loss) are recognised initially at fair value plus transaction costs that are attributable to the acquisition of the financial asset. In case of financial assets subsequently measured at fair value through profit or loss, such transaction costs are not included. However, trade receivables that do not contain a significant financing component are measured at transaction price. Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the marketplace (regular way trades) are recognised on the trade date, i.e., the date that the Company commits to purchase or sell the asset.

Subsequent Measurement:

Debt instruments

A 'debt instrument' is measured at the amortised cost if both the following conditions are met:

- a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
- b) Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. Amortised cost is calculated by considering any discount or premium and fees or costs that are an integral part of the transaction. The EIR amortisation is included in finance income in the Statement of Profit and Loss. The losses arising from impairment are recognised in the Statement of Profit and Loss. This category generally applies to loans and advances, deposits, trade and other receivables.

Powai Lake Residential Private Limited

Notes to the Unaudited Interim Financial Statements as at December 31, 2024

(All amounts in INR thousands unless otherwise stated)

Debt instruments included within the fair value through profit and loss (FVTPL) category are measured at fair value with all changes recognized in the Statement of Profit and Loss.

Derecognition

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognised (i.e. removed from the Company's balance sheet) when:

- The rights to receive cash flows from the asset have expired, or
- The Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either:
 - (a) the Company has transferred substantially all the risks and rewards of the asset, or
 - (b) the Company has neither transferred nor retained substantially all the risks and rewards of the asset but has transferred control of the asset.

Impairment of financial assets

In accordance with Ind-AS 109, the Company applies Expected Credit Loss (ECL) model for measurement and recognition of impairment loss on the following financial assets and credit risk exposure:

Financial assets that are debt instruments, and are measured at amortised cost e.g., loans, debt securities, deposits, and bank balance.

Financial Liabilities

Classification

The Company classifies all financial liabilities as subsequently measured at amortised cost, except for financial liabilities at fair value through profit or loss. Such liabilities, including derivatives that are liabilities, shall be subsequently measured at fair value

Initial recognition and measurement

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, payables, or as derivatives designated as hedging instruments in an effective hedge, as appropriate.

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

Derecognition

Financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the Statement of Profit and Loss.

Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

New Standards/ Amendments notified but not yet effective:

Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time.

Powai Lake Residential Private Limited

Notes to the Unaudited Interim Financial Statements as at December 31, 2024

(All amounts in INR thousands unless otherwise stated)

During the period ended December 31, 2024, MCA has not notified any new standards or amendments to the existing standards applicable to the Company.

Powai Lake Residential Private Limited**Notes to the Unaudited Interim Financial Statements as at December 31, 2024**

(All amounts in INR thousands unless otherwise stated)

3 Cash and cash equivalents

	As at December 31, 2024
Balances with banks	
In current accounts	734.58
Total	734.58

4 Other current financial assets

	As at December 31, 2024
Security deposits	60.00
	60.00

5 Other assets

	As at December 31, 2024
Prepaid expenses	19.65
	19.65

6 Equity share capital

	As at December 31, 2024
Authorised share capital	
100,000 equity shares of INR 10 each	1,000.00
Total	1,000.00
Issued, subscribed and fully paid up share capital	
100,000 equity shares of INR 10 each	1,000.00
Total	1,000.00

a. Reconciliation of the shares outstanding at the beginning and at the end of the reporting period**Equity shares**

	As at December 31, 2024	
	No. of Shares	Amount
At the beginning of the period	-	-
Issued during the period	1,00,000	1,000.00
Outstanding at the end of the period	1,00,000	1,000.00

b. Terms/rights attached to equity shares

The Company has only one class of equity shares having a face value of INR 10 per share. Each holder of equity shares is entitled to one vote per share.

In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

Powai Lake Residential Private Limited
Notes to the Unaudited Interim Financial Statements as at December 31, 2024
(All amounts in INR thousands unless otherwise stated)

6 Equity share capital (continued)

c. Shares held by holding/ultimate holding company

Out of equity shares issued by the Company, shares held by its holding company/ ultimate holding company are as below:

	As at December 31, 2024
Hines Powai Lake Member LP, the holding company	
99,999 Equity shares of INR10 each, fully paid	999.99
Hines Powai Lake Associates LP, ultimate holding company	
1 Equity shares of INR10 each, fully paid	0.01

d. Details of shareholders holding more than 5% shares in the company

	As at December 31, 2024	
	No. of Shares	% holding in the class of equity shares
Equity shares of INR10 each, fully paid		
Hines Powai Lake Member LP	99,999	99.99%

As per records of the Company, including its register of shareholders/members and other declarations received from shareholders regarding beneficial interest, the above shareholding represents both legal and beneficial ownerships of shares.

e. Details of Promoters Shareholding

	As at December 31, 2024	
	No. of Shares	% holding in the class
Equity shares of INR 10 each, fully paid		
Hines Powai Lake Member LP	99,999	99.99%
Hines Powai Lake Associates LP	1	0.01%

7 Other Equity

	As at December 31, 2024
Retained earnings	
Balance at the beginning of the reporting period	-
Loss for the period	(755.91)
Balance as at December 31, 2024	(755.91)
Total Other Equity	(755.91)

8 Trade Payables

	As at December 31, 2024
Trade payables	
-Total outstanding dues of micro enterprises and small enterprises	-
-Total outstanding dues of creditors other than micro enterprises and small enterprises	567.13
Total	567.13

Details of Dues to Micro, Small and Medium Enterprises as per MSMED Act, 2006:

a) Principal Amount due to suppliers under MSMED Act, 2006	-
b) Interest Accrued due to suppliers under MSMED Act on the above amount and unpaid	-
c) Payment to suppliers (other than interest) beyond the appointed day during the year	-
d) Interest paid to suppliers under MSMED Act (Section 16)	-
e) Interest due and payable towards suppliers under MSMED Act for payments already made	-
f) Interest Accrued and remaining unpaid at the end of the year to suppliers under MSMED Act (including interest mentioned in e above)	-
	-

9 Other Current Liabilities

	As at December 31, 2024
Other payables	-
Statutory dues (Provident Fund, withholding taxes, Goods and service tax etc.)	3.00
Total	3.00

Powai Lake Residential Private Limited**Notes to the Unaudited Interim Financial Statements as at December 31, 2024**

(All amounts in INR thousands unless otherwise stated)

10 Other expenses

	For the period October 1, 2024 to December 31, 2024	For the period July 15, 2024 to December 31, 2024
Professional fees	82.60	82.60
Rates & taxes	(0.00)	5.69
Rent	106.20	212.40
Preliminary expenses	-	55.00
Payment to auditors' (refer details below) (a)	-	400.00
Bank Charges	0.10	0.22
	188.90	755.91

(a) Payment to auditors (excluding Goods and Service Tax)

	For the period October 1, 2024 to December 31, 2024	For the period July 15, 2024 to December 31, 2024
Audit Fees	0.00	400.00
Reimbursement of expenses	0.00	0.00
Total	0.00	400.00

11 Earnings Per Share (EPS)

	For the period October 1, 2024 to December 31, 2024	For the period July 15, 2024 to December 31, 2024
Net loss as per statement of profit and loss	(188.90)	(755.91)
Net loss for calculation of basic and diluted EPS	(188.90)	(755.91)
Weighted average number of equity shares in calculating basic and diluted EPS	1,00,000	1,00,000
Basic and diluted earning per share	(1.89)	(7.56)

Powai Lake Residential Private Limited
Notes to the Unaudited Interim Financial Statements as at December 31, 2024
(All amounts in INR thousands unless otherwise stated)

12. Financial instruments – Fair values and risk management

(A) Accounting classifications and fair values

Financial assets and financial liabilities measured at fair value in the statement of financial position are grouped into three levels of fair value hierarchy. The three levels are defined based on the observability of significant inputs to the measurement as follows:

Level 1: inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date.

Level 2: inputs are the fair value of financial instruments that are not traded in the active market is determined using valuation techniques which maximise the use of observable market data rely as little as possible on entity specific estimates.

Level 3: inputs are unobservable inputs for the asset or liability.

The Company has not disclosed the fair value of certain short-term financial instruments such as trade payables, cash and cash equivalents and other current financial assets as their carrying amounts are a reasonable approximation of fair value.

(B) Credit risk

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Company's receivables from customers, cash and cash equivalents and other bank balances, derivatives and investment securities. The carrying amounts of financial assets represent the maximum credit exposure.

(a) Trade receivables from customers

The Company does not have trade receivables. Accordingly, there are no significant concentrations of credit risk within the Company.

(b) Others

Other than trade receivables reported above, the Company has no other financial assets that is past due but not impaired.

(c) Cash and cash equivalents and other bank balances

The cash and cash equivalents and other bank balances are held with bank and financial institution counterparties with good credit rating.

(d) Derivatives

Considering, the Company has been recently incorporated on July 15, 2024, the Company has not entered into any derivatives with banks, financial institutions and other counterparties.

Powai Lake Residential Private Limited
Notes to the Unaudited Interim Financial Statements as at December 31, 2024
(All amounts in INR thousands unless otherwise stated)

Financial instruments – Fair values and risk management (Continued)

(C) Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Company's reputation.

Exposure to liquidity risk

The following are the remaining contractual maturities of financial liabilities at the reporting date. The amounts are gross and undiscounted, and include estimated interest payments and exclude the impact of netting agreements.

	Contractual cash flows					
	Carrying amount	Total	Less than 1 year	1-2 years	2-5 years	More than 5 years
As at December 31, 2024						
Current, non derivative financial liabilities						
Trade payables	567.13	567.13	567.13	-	-	-
Total	567.13	567.13	567.13	-	-	-

The Company has sufficient current assets comprising of Cash & Cash Equivalents, Loans and Other Current Financial Assets to manage the liquidity risk, if any in relation to current financial liabilities. The Company has trade payables, which are used to ensure that the financial obligations are met as they fall due in case of any deficit.

(D) Market risk

Market risk is the risk that the changes in market prices such as foreign exchange rates, interest rates and equity prices will affect the Company's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return. The Market risk exposure can be classified as Currency risk and Interest rate risk.

Currency risk

There is no foreign exchange transaction and no receivable and payables as on December 31, 2024.

Interest rate risk

There are no borrowings as on December 31, 2024.

Capital management

The Company's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business. Management monitors the return on capital as well as the level of dividends to ordinary shareholders.

The Company monitors capital using a ratio of 'adjusted net debt' to 'adjusted equity'. For this purpose, adjusted net debt is defined as total borrowings, comprising interest-bearing loans and borrowings, less cash and cash equivalents and bank deposits. Adjusted equity comprises all components of equity.

The Company's adjusted net debt to equity ratio at is as follows:

	As at December 31, 2024
Total borrowings	-
Less: Cash and cash equivalents	734.58
Less: Bank Balances other than cash and cash equivalents	-
Adjusted net debt	(734.58)
Total equity	244.10
Adjusted net debt to adjusted equity ratio	-

Powai Lake Residential Private Limited**Notes to the Unaudited Interim Financial Statements as at December 31, 2024**

(All amounts in INR thousands unless otherwise stated)

13. Related Party Disclosures, as required by Indian Accounting Standard 24 are given below:**a) Names of related parties:**

Relationship	
Ultimate Holding Company	Hines Powai Lake Associates LP
Holding Company	Hines Powai Lake Member LP
Key Managerial Personnel ("KMP")	Ms. Tina Rawla, Director Mr. Amit Diwan, Director

b) Transaction with related parties:

Particulars	For the period October 1, 2024 to December 31, 2024	For the period July 15, 2024 to December 31, 2024
Equity Share Capital Issued		
-Hines Powai Lake Member LP, Holding Company	-	999.99
Equity Share Capital Issued		
-Hines Powai Lake Associates LP, Ultimate Holding Company	-	0.01

14. Analytical Ratio

Particulars	Numerator	Denominator	As at December 31, 2024*
Current ratio	Current Assets	Current Liabilities	143%
Return on Equity ratio	Net Profits after taxes	Average shareholder's Equity	-310%
Net Profit ratio	Net Profit	Total Income	0%
Return on Capital Employed	EBITDA	Average Capital Employed	-310%

* Variation is not calculated, and certain ratios i.e. Inventory Turnover ratio, Trade Receivable turnover ratio, and Trade Payable turnover ratio are not applicable due to 1st year of operation.

15. Contingent liabilities

There are no contingent liabilities as on December 31, 2024

16. Deferred Tax

The Company has incurred losses during the period and in view of lack of reasonable certainty, no deferred tax assets has been recognised on the same since the company has been incorporated recently.

17. Other Statutory Information

- i. The Company has not advanced or loaned or invested funds to any other person or entity, including foreign entities with the understanding that the intermediary shall
 - a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company or ;
 - b) provide any guarantee, security or like to or on behalf of the ultimate beneficiaries.
- ii. The Company has not received any fund from any Person or entity including foreign entities with the understanding that the Company shall:
 - a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding company or ;
 - b) provide any guarantee, security or like to or on behalf of the ultimate beneficiaries.

18. Subsequent events

- i) The board of directors of company in its meeting held on 28 March 2025, has allotted 18,000 Redeemable Non-Convertible Debentures Series A (NCD Series A) of face value Rs. 1,00,000 each on a private placement basis to Sumitomo Corporation, and 500 Redeemable Non-Convertible Debentures Series A (NCD Series A) of face value Rs. 1,00,000 each on a private placement basis to Hines Powai Lake Member Limited Partnership, aggregating Rs. 185 crores. Unless redeemed earlier, NCD's shall be for a period of 10 years from deemed date of allotment carrying coupon of 10% per annum compounded annually.
- ii) The Board of Directors of the Company, in its meeting held on 28 March 2025, has allotted 4,50,00,000 equity shares of face value Rs. 10 each on a private placement basis to Sumitomo Corporation, and has allotted 49,00,000 equity shares of face value Rs. 10 each on a private placement basis to Hines Powai Lake Member Limited Partnership, aggregating Rs. 49 Crores. The equity shares rank pari passu with the existing equity shares of the Company in all respects, including dividend rights and voting rights.
- iii) Redeemable Non-Convertible Debentures Series A (NCD Series A) issued by Company on private placement basis is listed and admitted to dealings on the BSE Debt segment with effect from April 4, 2025

19. Other disclosure requirements of Ind AS and schedule III of the Act are either nil or not applicable and hence not disclosed.

The accompanying notes are an integral part of the interim financial statements.

As per our report of even date attached

For B S R & Co. LLP

Chartered Accountants

Firm's Registration No:101248W/W-100022

**BHAVESHKUMAR
HARSHADKUMAR
DHUPELIA**

Digitally signed by
BHAVESHKUMAR
HARSHADKUMAR DHUPELIA
Date: 2025.04.17 12:56:07 +05'30'

Bhavesh Dhupelia

Partner

Membership No: 042070

Mumbai, April 17, 2025

For and on behalf of the Board of Directors of Powai Lake Residential Private Limited

**AMIT
DIWAN**

Digitally signed
by AMIT DIWAN
Date: 2025.04.17
12:29:00 +05'30'

Amit Diwan

Director

DIN No. 03146740

Gurugram, April 17, 2025

**Tina
Rawla**

Digitally signed
by Tina Rawla
Date: 2025.04.17
12:23:20 +05'30'

Tina Rawla

Director

DIN No. 01552342

Gurugram, April 17, 2025

**RUCHIK
A JAIN**

Digitally signed by
RUCHIKA JAIN
Date: 2025.04.17
12:21:45 +05'30'

Ruchika Jain

Chief Financial Officer

Mumbai, April 17, 2025

**Dhara
Vipin Dalal**

Digitally signed by
Dhara Vipin Dalal
Date: 2025.04.17
12:20:45 +05'30'

Dhara Vipin Dalal

Company Secretary

Mumbai, April 17, 2025

POWAI LAKE RESIDENTIAL PRIVATE LIMITED

Annexure-2

Disclosure in compliance under Regulation 52(4) of SEBI (Listing Obligations and Disclosure Requirements, Regulations 2015 for the quarter and year till date ended December 31, 2024

Powai Lake Residential Private Limited (CIN: U68200MH2024FTC428724)		
Disclosure in compliance with regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the quarter and year till date ended December 31, 2024		
Sr. No.	Particulars	year till date ended Dec'24
1	Debt-equity	Not Applicable
2	Net worth (INR in lakhs)	2.44
3	Net profit for the period (after tax) (INR in lakhs)	(7.56)
4	Earnings per share (Equity shares of par value Rs [.] each):	
	(a) Basic	(7.56)
	(b) Diluted	(7.56)
5	Current ratio	1.43
6	Long term debt to Working capital	Not Applicable
7	Bad debts to accounts receivable ratio	Not Applicable
8	Current liability ratio	Not Applicable
9	Total debts to total assets	Not Applicable
10	Debtors' Turnover ratio	Not Applicable
11	Inventory Turnover ratio	Not Applicable
12	Debt service coverage ratio	Not Applicable
13	Interest service coverage ratio	Not Applicable
14	Outstanding redeemable preference shares (quantity & value)	Not Applicable
15	Capital redemption reserve / Debenture redemption reserve	Not Applicable
16	Operating Margin	Not Applicable
17	Net profit margin	Not Applicable
18	Sector specific equivalent ratios, as applicable	Not Applicable
	Debt-equity	Not Applicable

CIN: U68200MH2024FTC428724

Regd Address: The Capital, Level 7, Unit 65, Plot no. C-70, BKC, Bandra (East), Mumbai-400051, Maharashtra

Email ID: Atul.arora@hines.com; Website: www.residenceslakeview.com/

TEL + 91 124 480 2222

POWAI LAKE RESIDENTIAL PRIVATE LIMITED

Annexure-3

Security cover certificate as per Regulation 54(3) of the SEBI (LODR) Regulations, 2015 as at December 31, 2024

Date: April 17, 2025

To
BSE Limited,
Listing Compliance Department
Phiroze Jeejeebhoy Towers, Dalal Street,
Fort, Mumbai 400001

Dear Sir/Madam,

Sub: Submission of security cover certificate pursuant to the Regulation 54 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015

Pursuant to provisions of Regulation 54 of SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015 and other applicable provisions, read with Circulars made thereunder, submission of security cover certificate issued by the Statutory Auditor of the Company for the Quarter ended December 31, 2024 is not applicable for the company as the Company has not issued secured debentures.

Kindly take the same on your records.

Thanking you.

For Powai Lake Residential Private Limited

Dhara Vipin Dalal
Company Secretary and Compliance Officer

CIN: U68200MH2024FTC428724

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POWAI LAKE RESIDENTIAL PRIVATE LIMITED

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari-Passu Charge	Pari- Passu Charge	Pari- Passu Charge	Assets not offered as Security	Elimination (amount in negative)	(Total C to H)	Related to only those items covered by this certificate				
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari-passu charge	Other assets on which there is pari-Passu charge (excluding items covered in column F		debt amount considered more than once (due to exclusive plus pari passu charge)		Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assets	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Total Value (=K+L+M+N)
												Relating to Column F		
		Book Value	Book Value	Yes/ No	Book Value	Book Value								
ASSETS														
Property, Plant and Equipment	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Capital Work-in-Progress	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Right of Use Assets	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Goodwill	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Intangible Assets	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

CIN: U68200MH2024FTC428724

Regd Address: The Capital, Level 7, Unit 65, Plot no. C-70, BKC, Bandra (East), Mumbai-400051, Maharashtra

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POWAI LAKE RESIDENTIAL PRIVATE LIMITED

Intangible Assets under Development	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Investments	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Loans	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Inventories	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Trade Receivables	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Cash and Cash Equivalents	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Bank Balances other than Cash and Cash Equivalents	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Others	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
LIABILITIES														
Debt securities to which this certificate pertains	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

CIN: U68200MH2024FTC428724

Regd Address: The Capital, Level 7, Unit 65, Plot no. C-70, BKC, Bandra (East), Mumbai-400051, Maharashtra

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POWAI LAKE RESIDENTIAL PRIVATE LIMITED

Other debt sharing pari-passu charge with above debt	NA	not to be filled	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Other Debt	NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Subordinated debt	NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Borrowings	NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Bank	NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Debt Securities	NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Others	NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Trade payables	NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Lease Liabilities	NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Provisions	NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Others	NA		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

CIN: U68200MH2024FTC428724

Regd Address: The Capital, Level 7, Unit 65, Plot no. C-70, BKC, Bandra (East), Mumbai-400051, Maharashtra

Email ID: Atul.arora@hines.com; Website: www.residenceslakeview.com/

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POWAI LAKE RESIDENTIAL PRIVATE LIMITED

Cover on Book Value	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Cover on Market Value	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
		Exclusive Security Cover Ratio			Pari-Passu Security Cover Ratio									

CIN: U68200MH2024FTC428724

Regd Address: The Capital, Level 7, Unit 65, Plot no. C-70, BKC, Bandra (East), Mumbai-400051, Maharashtra

Email ID: Atul.arora@hines.com; Website: www.residenceslakeview.com/

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POWAI LAKE RESIDENTIAL PRIVATE LIMITED

Annexure-4

To,
BSE Limited
Listing Compliance Department
Phiroze Jeejeebhoy Towers,
Dalal Street, Fort,
Mumbai 400001

Dear Sir/Madam,

Sub.: Statement of utilization of issue proceeds under Regulation 52(7) and Statement of deviation/variation under Regulation 52(7A) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

We would hereby like to inform that no Non-Convertible Securities were issued by Powai Lake Residential Private Limited (the “Company”) during the quarter ended December 31, 2024.

Accordingly, the disclosures required to be made under Regulation 52(7) and 52(7A) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with Master Circular for listing obligations and disclosure requirements for Non-convertible Securities, Securitised Debt Instruments and/ or Commercial Paper issued by the Securities and Exchange Board of India, are not applicable to the Company for the quarter ended December 31, 2024

Please find enclosed below (as per ‘Annexure A’) the nil disclosure under Regulation 52(7) and 52(7A) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Request you to kindly take the same on records and disseminate the same.

Thanking you.

Yours Faithfully,

For Powai Lake Residential Private Limited

Dhara Vipin Dalal
Company Secretary and Compliance Officer

CIN: U68200MH2024FTC428724

Regd Address: The Capital, Level 7, Unit 65, Plot no. C-70, BKC, Bandra (East), Mumbai-400051, Maharashtra

Email ID: Atul.arora@hines.com; Website: www.residenceslakeview.com/

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POWAI LAKE RESIDENTIAL PRIVATE LIMITED

A. Statement of utilization of proceeds for the quarter ended December 31, 2024

Name of the Issuer	ISIN	Mode of Fund Raising (Public issues/ Private placement)	Type of instrument	Date of raising funds	Amount Raised	Funds utilized	Any deviation (Yes/ No)	If 8 is Yes, then specify the purpose of for which the funds were utilized	Remarks, if any
Not Applicable									

B. Statement of deviation/ variation in use of Issue proceeds:

Particulars	Remarks
Name of listed entity	Powai Lake Residential Private Limited
Mode of fund raising	NA
Type of instrument	NA
Date of raising funds	NA
Amount raised	NA
Report filed for quarter ended	December 31, 2024
Is there a deviation/ variation in use of funds raised?	NA
Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document?	NA
If yes, details of the approval so required?	NA
Date of approval	NA
Explanation for the deviation/ variation	NA
Comments of the audit committee after review	NA
Comments of the auditors, if any	NA
Objects for which funds have been raised and where there has been a deviation/ variation, in the following table:	

CIN: U68200MH2024FTC428724

Regd Address: The Capital, Level 7, Unit 65, Plot no. C-70, BKC, Bandra (East), Mumbai-400051, Maharashtra

Email ID: Atul.arora@hines.com; Website: www.residenceslakeview.com/

TEL + 91 124 480 2222

POWAI LAKE RESIDENTIAL PRIVATE LIMITED

Original object	Modified object, if any	Original allocation	Modified allocation, if any	Funds utilized	Amount of deviation/ variation for the quarter according to applicable object (in Rs. crore and in %)	Remarks, if any
Not Applicable						

Deviation could mean:

- Deviation in the objects or purposes for which the funds have been raised.
- Deviation in the amount of funds actually utilized as against what was originally disclosed.

You are requested to take the same on record.

For **Powai Lake Residential Private Limited**

Dhara Vipin Dalal
Company Secretary and Compliance Officer

Date: April 17, 2025

CIN: U68200MH2024FTC428724

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