

INDEPENDENT AUDITOR'S REPORT

To
The Board of Directors,
Rodium Realty Limited.

Report on the audit of Consolidated Annual Financial Results

Opinion

1. We have audited the accompanying Consolidated annual financial results of **Rodium Realty Limited** (hereinafter referred to as the "Holding Company") and its subsidiaries (Holding Company and its subsidiaries together referred to as "the Group"), for the year ended 31st March, 2020 ("the Statement"), attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended.
2. In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of report of the other auditor on separate audited financial statements of the subsidiary, the aforesaid consolidated annual financial results:

a) include the annual financial results of the following entities;

Name of the Entity	Relationship
Rodium Housing LLP	Subsidiary
81 Estates LLP	Subsidiary
Contour Developers LLP	Subsidiary
Readystage LLP	Subsidiary
Fluid Reality LLP	Subsidiary
Xperia Reality LLP	Subsidiary

- b) are presented in accordance with the requirements of Regulation 33 of the Listing Regulations in this regard; and
- c) give a true and fair view in conformity with the recognition and measurement principles laid down in the applicable Indian Accounting Standards, and other accounting principles generally accepted in India, of the net profit and other comprehensive income and other financial information for the year ended 31 March 2020

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 Annual Financial Results section of our report. We are independent of the Group 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 financial statements 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 obtained by us along with the consideration of audit report of the other auditor referred to in sub paragraph (a) of the "Other Matters" paragraph below, is sufficient and appropriate to provide a basis for our opinion on the consolidated annual financial results.

Emphasis of Matter

4. We draw your attention to note 4 to the Statement of Consolidated Annual Financial Results for the year ended March 31, 2020, which describes the impact of the outbreak of Coronavirus (COVID-19) on the business operations of the Group. In view of the highly uncertain economic environment, a definitive assessment of the impact on the subsequent periods is highly dependent upon circumstances as they evolve.

Our conclusion is not modified in respect of this matter.

Management's and Board of Directors' Responsibilities for the Consolidated Annual Financial Results

5. These consolidated annual financial results have been prepared on the basis of the consolidated annual financial statements
6. The Holding Company's Management and the Board of Directors are responsible for the preparation and presentation of these consolidated annual financial results that give a true and fair view of the consolidated net profit and other comprehensive income and other financial information of the Group in accordance with the recognition and measurement principles laid down in Indian Accounting Standards prescribed under Section 133 of the Act and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. The respective Management and Board of Directors of the companies included in the Group are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of each 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 annual 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 annual financial results by the Management and the Directors of the Holding Company, as aforesaid.
7. In preparing the consolidated annual financial results, the Management and the respective Board of Directors of the companies included in the Group are responsible for assessing the ability of each 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.
8. The respective Board of Directors of the companies included in the Group is responsible for overseeing the financial reporting process of each company.

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

9. Our objectives are to obtain reasonable assurance about whether the consolidated annual 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 consolidated annual financial results.

10. 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 annual 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 through a separate report on the complete set of financial statements 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 in the consolidated financial results made by the Management and Board of Directors
- Conclude on the appropriateness of the Management and 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 Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated annual financial results, including the disclosures, and whether the consolidated annual financial results represent the underlying transactions and events in a manner that achieves fair presentation
- Obtain sufficient appropriate audit evidence regarding the financial results of the entities within the Group to express an opinion on the consolidated annual 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 annual financial results, which has been audited by other auditor, such other auditor remain responsible for the direction, supervision and performance of the audit carried out by them. We remain solely responsible for our audit opinion. Our responsibilities in this regard are further described in para (a) of the section titled "Other Matters" in this audit report.

We communicate with those charged with governance of the Holding Company and such other entities included in the consolidated annual 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.



We also performed procedures in accordance with the circular No CIR/CFD/CMD1/44/2019 issued by the SEBI under Regulation 33(8) of the Listing Regulations, as amended, to the extent applicable.

Other Matters

- a. We did not audit the financial statements of subsidiaries (Limited Liability Partnership Firms) whose financial statements reflect total assets of Rs. 313.64 lacs as at 31st March, 2020, total revenues of Rs 0.23 lacs and net cash inflow of Rs. 27.40 lacs for the year ended on that date. These financial statements are unaudited and have been furnished to us by the management and our opinion on the consolidated financial statements, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries, and our report in terms of sub-section (3) of Section 143 of the Act in so far as it relates to the aforesaid subsidiaries, is based solely on such unaudited financial statements. In our opinion and according to the information and explanations given to us by the Management, these financial statements are not material to the Group

Our opinion on the consolidated annual financial results is not modified in respect of the above matter with respect to our reliance on the work done and the report of the other auditor

- b. The consolidated annual financial results include the results for the quarter ended 31 March 2020 being the balancing figure between the audited figures in respect of the full financial year and the published unaudited year to date figures up to the third quarter of the current financial year which were subject to limited review by us.

For M. M. NISSIM & CO.
Chartered Accountants
(Firm Regn. No. 107122W)

(N. Kashinath)
Partner

Membership No. 036490

Mumbai, Dated 10th July 2020

UDIN:- 20036490AAACT8404





Rodium Realty Ltd.

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RODIUM REALTY LIMITED

Statement of Consolidated Audited Financial Results for the quarter and year ended 31st March, 2020

(Rs. in Lacs) Except EPS						
Sr. No.	Particulars	Quarter Ended			Year Ended	
		(31/03/2020)	(31/12/2019)	(31/03/2019)	(31/03/2020)	(31/03/2019)
		Audited (Refer Note 7)	Unaudited	Audited (Refer Note 7)	Audited	Audited
1	Revenue from operations	945.46	639.16	1,011.47	3,785.46	3,962.72
2	Other Income	25.09	32.19	31.16	203.58	133.98
3	Total revenue (1+2)	970.55	671.35	1,042.63	3,989.04	4,096.70
4	Expenses					
	(a) Cost of Development and Construction	241.85	270.45	1,282.92	1,520.90	4,401.13
	(b) Changes in inventories of finished goods and work in progress & stock in trade.	413.06	192.35	(211.04)	1,377.82	(1,309.77)
	(c) Employee benefits expenses	25.90	26.72	23.11	100.05	101.83
	(d) Finance Costs	80.55	100.31	9.21	331.67	171.62
	(e) Depreciation and amortisation expense	3.02	2.99	2.85	11.49	12.08
	(f) Other expenditure	149.47	105.57	83.45	616.21	379.23
	Total Expenses	913.85	698.39	1,190.50	3,958.14	3,756.13
5	Profit from Ordinary Activities before tax (3-4)	56.70	(27.04)	(147.87)	30.90	340.57
6	Exceptional items			-	-	
7	Profit from Ordinary Activities before tax (5-6)	56.70	(27.04)	(147.87)	30.90	340.57
8	Tax Expense (including deferred tax & Earlier year adjustment)	11.31	0.70	(15.85)	17.07	123.68
	(1) Current Tax	18.58	-	(16.27)	18.58	129.63
	(2) Deferred Tax	(7.27)	0.70	0.42	(1.51)	(5.95)
9	Net Profit from Ordinary Activities after tax (7-8)	45.39	(27.74)	(132.02)	13.83	216.89
10	Other comprehensive income (OCI)					
	(a) The items that will not be reclassified to profit or loss.	4.92	0.50	1.32	6.42	2.00
	(b) Income tax relating to items that will not be reclassified to profit or loss.	(1.05)	(0.14)	(0.37)	(1.47)	(0.56)
11	Total Comprehensive Income for the year attributable to:					
	Owners of the Company	49.25	(27.36)	(130.77)	18.80	218.48
	Non Controlling Interest	0.01	(0.02)	(0.30)	(0.02)	(0.15)
12	Total comprehensive income for the period.	49.26	(27.38)	(131.07)	18.78	218.33
13	Paid-up equity share capital (face value of Rs.10/-)	324.79	324.79	324.79	324.79	324.79
14	Reserves excluding Revaluation Reserve as shown in the balance sheet as at 31.03.2020				1,254.78	938.11
15	Earnings Per Share (EPS)					
	Basic	1.40	(0.85)	(4.06)	0.43	6.68
	Diluted	1.40	(0.85)	(4.06)	0.43	6.68



CIN - L85110MH1993PLC206012

Corporate Office / Registered Office:-

401 / 402 / 501 X' Cube, Plot# 636, Opp Fun Republic Theatre, Off Link Road, Andheri West, Mumbai - 400 053, India
 T: +91 22 4231 0800 F: +91 22 4231 0855 E: info@rodium.net W: www.rodium.net



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Notes:

(1) The above Financial results were reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on 10th July, 2020. The auditors have issued audit report for the consolidated financial results with unmodified opinion for the year ended 31st March 2020.

(2) The Consolidated Financial results include the results of the holding company and Seven subsidiaries. The holding company with its subsidiaries is here in referred to as the Group.

(3) This statement has been prepared in accordance with companies (Indian Accounting Standards) rules 2015 (Ind AS), prescribed u/s 133 of the companies Act, 2013 and other recognised accounting practices and policies to the extent applicable.

(4) The outbreak of Coronavirus (COVID-19) pandemic globally and in India is causing significant disturbance and slowdown of economic activity. The Company has evaluated impact of this pandemic on its business operations and based on its review and current indicators of future economic conditions, there is no significant impact on its financial results.

(5) The group is engaged inter alia in the construction, development and other related activities. These in the context of IND AS -108 Operating Segment are considered to constitute one single primary segment.

(6) During the year ended 31st March 2020, the Holding Company has reversed the input tax credit amounting to Rs.101.85 Lakhs availed for the unsold units and non-completed units post 1st April 2019. This is in consequent to changes in Goods and Service Tax laws with regards to Real estate development where the Holding Company had to reverse the input tax credit availed by 30th September, 2019.

(7) The figures for the Quarter ended 31st March, 2020 and 31st March, 2019 are the balancing figures between the audited figures in respect of the full financial year and the year-to-date figures upto the third Quarter of the Financial year.

(8) The figures for the previous periods have been regrouped wherever necessary.

For Rodium Realty Limited

Deepak Chheda
Chairman & Managing Director



Place: Mumbai
Date: 10.07.2020

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CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH 2020

Rs. Lakhs

Particulars	Year ended 31 March 2020		Year ended 31 March 2019	
A. CASH FLOW FROM OPERATING ACTIVITIES :				
NET PROFIT BEFORE TAX		30.90		340.57
Adjustment for :				
Depreciation	11.49		12.08	
Finance Cost	331.67		171.62	
Interest Income	(117.50)		(110.92)	
Dividend Income	(1.55)		(3.15)	
Remeasurements of Defined benefit plans	6.42		2.00	
Investment written off	-		2.89	
Fair Value changes in Investments	11.36		24.33	
		241.89		98.85
OPERATING PROFIT/(LOSS) BEFORE WORKING CAPITAL CHANGES		272.79		439.42
Trade receivables	(1,445.40)		(24.44)	
Other Financial assets	(4.72)		-	
Other Current Assets	2,515.08		(866.02)	
Inventories	1,377.82		(1,309.77)	
Trade Payable	(180.48)		171.54	
Provisions	1.69		5.24	
Other Current Financial Liabilities	-		-	
Other liabilities	54.16	2,318.15	408.04	(1,615.41)
CASH GENERATED FROM OPERATIONS		2,590.94		(1,175.99)
Direct Taxes paid		(41.07)		(103.42)
NET CASH FROM OPERATING ACTIVITIES		2,549.87		(1,279.41)
B. CASH FLOW FROM INVESTING ACTIVITIES				
Purchase of Fixed Assets	(8.70)		(0.50)	
Capital Work in Progress & Capital Advance	(8.26)		(7.00)	
Proceeds from sale of Investments	-		-	
Loans (Financial assets)	(14.91)		(11.98)	
Fixed Deposits with Banks	(68.24)		(19.27)	
Interest Income	105.65		95.72	
Dividend income	1.55		3.15	
NET CASH USED IN INVESTING ACTIVITIES		7.09		60.12
C. CASH FLOW FROM FINANCING ACTIVITIES				
(Repayments) / Proceeds from Working Capital Facilities (Net)	(49.11)		11.59	
Proceeds from Borrowings	109.00		1,940.00	
Repayments of Borrowings	(1,649.04)		(770.47)	
Capital Contribution in LLP	0.02		-	
Interest paid	(477.00)		4.75	
Dividend and Corporate Dividend Tax	(39.33)		(31.27)	
NET CASH FROM FINANCING ACTIVITIES		(2,105.46)		1,154.60
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS		451.50		(64.69)
CASH AND CASH EQUIVALENTS AS AT 31ST MARCH, 2019		280.75		345.44
Cash & Cash Equivalents		121.55		202.44
Current Investments		159.20		143.00
CASH AND CASH EQUIVALENTS AS AT 31ST MARCH, 2020		732.25		280.75
Cash & Cash Equivalents		287.82		121.55
Current Investments		444.43		159.20

Note to Cash Flow Statement:

1. The above Cash Flow Statement has been prepared under the Indirect Method.

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Standalone/Consolidated Statement of Assets and Liabilities			Rs.in Lakhs	
Particulars	Standalone		Consolidated	
	As at	As at	As at	As at
	31.03.2020	31.03.2019	31.03.2020	31.03.2019
	Audited	Audited	Audited	Audited
ASSETS				
(1) Non-Current Assets				
(a) Property, Plant and Equipment	12.79	15.71	12.79	15.71
(b) Other Intangible Assets	0.70	0.58	0.70	0.58
(c) Financial Assets				
(i) Investments	319.68	256.88	106.66	118.02
(ii) Other financial assets	1,299.15	1,223.65	1,299.15	1,223.65
(d) Deferred Tax Asset(Net)	11.82	11.78	11.82	11.78
(e) Other non-current assets	15.26	10.00	15.26	10.00
(2) Current Assets				
(a) Inventories	6,702.13	8,144.24	6,884.04	8,261.86
(b) Financial Assets				
(i) Investments	444.43	158.21	444.43	159.19
(ii) Trade Receivables	1,699.82	254.42	1,699.82	254.42
(iii) Cash and cash Equivalents	230.51	92.63	287.82	121.55
(iv) Bank balances other than Cash and Cash Equivalents	64.38	71.56	64.38	71.56
(v) Loans	215.73	200.82	183.73	168.82
(vi) Other financial assets	102.80	82.40	89.63	73.07
(c) Current Tax Assets (Net)	65.15	42.65	65.15	42.65
(d) Other current assets	343.29	2,872.60	414.32	2,926.41
TOTAL ASSETS	11,527.64	13,438.13	11,579.70	13,459.27
EQUITY AND LIABILITIES				
Equity				
(a) Equity Share Capital	344.50	344.50	344.50	344.50
(b) Other Equity	1,259.05	938.11	1,254.78	924.80
(c) Non Controlling Interest	-	-	28.50	28.50
Total Equity	1,603.55	1,282.61	1,627.78	1,297.80
Liabilities				
(1) Non-Current Liabilities				
(a) Financial Liabilities				
(i) Borrowings	2,209.63	2,961.93	2,209.63	2,961.94
(b) Provisions	38.50	37.25	38.50	37.25
(2) Current Liabilities				
(a) Financial Liabilities				
(i) Borrowings	6,143.01	6,268.23	6,157.00	6,268.23
(ii) Trade Payables:				
Small enterprises and	22.14	25.85	22.14	25.91
micro enterprises and Small enterprises	497.80	675.79	500.35	677.06
(iii) Other Financial Liabilities	460.38	1,681.77	460.38	1,681.77
(b) Other Current Liabilities	549.18	501.69	560.47	506.31
(c) Provisions	3.45	3.01	3.45	3.00
Total Liabilities	9,924.09	12,155.52	9,951.92	12,161.47
TOTAL EQUITY AND LIABILITIES	11,527.64	13,438.13	11,579.70	13,459.27

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Rodium Realty Ltd.

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July 10, 2020

To,
BSE Limited,
Dept. of Corporate Services
Phiroze Jeejeebhoy Towers,
Dalal Street, Fort,
Mumbai – 400001

Scrip Code: 531822
Scrip Name: Rodium

Dear Sir/Madam,

Sub: Declaration with respect to Audit Report with unmodified opinion to the Audited Financial Results for the financial year ended March 31, 2020:

The Company hereby declares that the Audited Financial Results for the financial year ended March 31, 2020, which have been approved by the Board of Directors of the Company at their meeting held today, i.e., July 10, 2020, the Statutory Auditors have not expressed any modified opinion(s) in their Audit Report.

The above declaration is made in pursuance to Regulation 33(3)(d) of Securities Exchange and Board of India (Listing Obligations and Disclosures Requirements) Regulations, 2015.

We request you to kindly take the same in record.

For Rodium Realty Ltd.


Deepak Chheda
Managing Director



Place: Mumbai
Date: July 10, 2020

CIN - L85110MH1993PLC206012

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