RAJGARIA & ASSOCIATES
Chartered Accountants

INDEPENDENT AUDITORS'LIMITED REVIEW REPORT ON STANDALONE FINANCIAL RESULTS FOR QUARTER & NINE MONTH ENDED 31ST DECEMBER 2024

TO THE BOARD OF DIRECTORS OF
ABHA PROPERTY PROJECT LIMITED

We have reviewed the accompanying statement of Unaudited Standalone Financial Results of **Abha Property Project Limited** ("the Company") for the quarter & nine months ended **31ST December,2024** ('the Statement') being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations,2015, as amended ("Listing Regulations") read with SEBI Circular No. CIR/CFD/CMD1/80/2019 dated 19 July 2019 ("the Circular").

This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Accounting Standard prescribed under Section 133 of the Companies Act,2013 ("the Act") read with relevant rules issued there under and other accounting principles generally accepted in India and in compliance with Regulation 33 of Listing Regulations. Our responsibility is to issue a report on the Statement based on our review.

We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with applicable accounting standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

For **Rajgaria & Associates**
Chartered Accountants
Registration No. **314241E**

Kolkata, 13th February, 2025
UDIN: **25304601BMIVJD3462**

RAJGARIA & ASSOCIATES ★ KOLKATA ★ Chartered Accountants

(CA Dibya Agarwal)
Partner
Membership No.**304601**

ABHA PROPERTY PROJECT LIMITED

Regd. Office : 29, Ganesh Chandra Avenue, 4th Floor, Room No. 407, Kolkata- 700 013
Phone : 6644 7200, Fax : 6644 7201, Email : abhaproperty@gmail.com
CIN : L51909WB2001PLC093941

(Rs. In Lakh)

STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER & NINE MONTHS ENDED 31ST DECEMBER 2024

PARTICULARS	STANDALONE					
	QUARTER ENDED			NINE MONTH ENDED		YEAR ENDED
	31.12.2024	30.09.2024	31.12.2023	31.12.2024	31.12.2023	31.03.2024
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
INCOME						
1. Revenue from Operation						
Interest Income	2.79	0.57	0.47	3.92	1.65	2.33
Dividend Income	-	4.50	-	4.50	4.50	4.50
2. Other Income	-	-	-	-	-	-
3. Total Income	**2.79**	**5.07**	**0.47**	**8.42**	**6.15**	**6.83**
EXPENSES						
a) Employee Benefits Expense	0.45	0.45	0.45	1.35	1.21	1.65
b) Other Expenses	2.63	11.17	2.36	16.77	594.50	599.44
4. Total Expenses	**3.08**	**11.62**	**2.81**	**18.12**	**595.71**	**601.09**
5. Profit/ (Loss) before Exceptional Items & Tax (3-4)	**(0.29)**	**(6.55)**	**(2.34)**	**(9.70)**	**(589.56)**	**(594.26)**
6. Exceptional Items	-	-	-	-	-	-
7. Profit/(Loss) before Tax (5±6)	**(0.29)**	**(6.55)**	**(2.34)**	**(9.70)**	**(589.56)**	**(594.26)**
8. Tax Expense	-	-	-	-	(29.34)	(146.84)
9. Profit/(Loss) after Tax (7-8)	**(0.29)**	**(6.55)**	**(2.34)**	**(9.70)**	**(560.22)**	**(447.42)**
10. Other Comprehensive Income						
A. (i) Items that will not be reclassified to Profit or Loss	(1,183.51)	177.12	**1,006.39**	(1,006.39)	**1,006.39**	**1,006.39**
(ii) Income Tax relating to items that will not be reclassified to Profit or Loss	(297.87)	44.58	**253.29**	(253.29)	**253.29**	**253.29**
B. (i) Items that will be reclassified to Profit or Loss	-	-	-	-	-	-
(ii) Income Tax relating to items that will be reclassified to Profit or Loss	-	-		-		
Total Other Comprehensive Income	**(885.64)**	**132.54**	**753.10**	**(753.10)**	**753.10**	**753.10**
11. Total Comprehensive Income (9±10)	**(885.93)**	**125.99**	**750.76**	**(762.80)**	**192.88**	**305.68**
12. Paid-up Equity Share Capital (Face Value - Rs.10/- each)	1,140.00	1,140.00	190.00	1,140.00	190.00	190.00
13. Other Equity	-	-	-	-	-	**7,514.25**
14. Earning Per Share of Rs. 10/- each (EPS) (not annualised) (in						
a) Basic and Diluted	**(0.00)**	**(0.09)**	**(0.12)**	**(0.09)**	**(29.49)**	**(23.55)**

NOTES:

1) The above results have been reviewed by the Audit Committee & subsequently approvred & taken on record by the Board of Directors of the company at their meeting held on 13th February, 2025. The limited review of these results has been done by the Statutory Auditors of the company - **M/s Rajgaria & Associates**

2) The Company is an Investment Company only & as such Segment Reporting as defined in Ind AS 108 - "Segment Reporting", is not applicable.

3) The Statement of Ratios disclosed pursuant to regulation 52(4) of SEBI (Listing Obligation and disclousre Requirements) Regulation 2015 are enclosed as Annexure.

4) Figures for the previous year have been rearranged / regrouped wherever necessary, to make them comparable.

ABHA PROPERTY PROJECT LTD. Kolkata

For ABHA PROPERTY PROJECT LIMITED

Amit Agarwalla
Managing Director

Place : **Kolkata**
Date : 13th February,2025

RAJGARIA & ASSOCIATES ★ KOLKATA ★ Chartered Accountants ★

ABHA PROPERTY PROJECT LIMITED

Regd. Office : 29, Ganesh Chandra Avenue, 4th Floor, Room No. 407, Kolkata- 700 013
Phone :6644 7200, Fax : 6644 7201, Email : abhaproperty@gmail.com,
CIN : L51909WB2001PLC093941

Ratios disclosed pursuant to regulation 52(4) of SEBI (Listing Obligation and Disclousre Requirements) Regulations 2015, as amended

SL No	PARTICULARS	STANDALONE					
		QUARTER ENDED			NINE MONTH ENDED		YEAR ENDED
		31.12.2024	30.09.2024	31.12.2023	31.12.2024	31.12.2023	31.03.2024
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	Debt Equity Ratio	-	-	-	-	-	-
2	Debt Service Coverage Ratios *	NA	NA	NA	NA	NA	NA
3	Interest Service Coverage Ratios *	NA	NA	NA	NA	NA	NA
4	Outstanding Redeemable Preference shares (Nos in Lakhs)	-	-	-	-	-	-
5	Outstanding Redeemable Preference shares (Value)	-	-	-	-	-	-
6	Capital Redemption Reserve	-	-	-	-	-	-
7	Debenture Redemption Reserve	-	-	-	-	-	-
8	Networth	NA	NA	NA	7,891.44	7,708.96	7704.25
9	Net Profit/(loss) after tax	(0.29)	(6.55)	(2.34)	(9.70)	560.22	(447.42)
10	Earning per share	(0.00)	(0.09)	(0.12)	(0.09)	(29.49)	(23.55)
11	Current Ratio *	NA	NA	NA	NA	NA	NA
12	Long Term debt to working capital	NA	NA	NA	NA	NA	NA
13	Bad debt to account receivable ratio	NA	NA	NA	NA	NA	NA
14	Current Liability ratio *	NA	NA	NA	NA	NA	NA
15	Total debt to total assets(%)	-	-	-	-	-	-
16	Debtor Turnover ratio *	NA	NA	NA	NA	NA	NA
17	Inventory Turnover *	NA	NA	NA	NA	NA	NA
18	Opertaing Margin (%) *	NA	NA	NA	NA	NA	NA
19	Net Profit/Loss Margin (%) *	NA	NA	NA	NA	NA	NA
	Sector Specific Ratios						
20	Gross Non Performing Assets (%)	-	-	-	-	-	-
21	Net Non Performing Assets (%)(Excl. Impairment Rese	-	-	-	-	-	-
22	Net Non Performing Assets (%)(Incl. Impairment Reser	-	-	-	-	-	-
23	Provision Coverage ratio (%)(Incl. Impairment Reserve	-	-	-	-	-	-
24	Provision Coverage ratio (%)(Excl. Impairment Reserve	-	-	-	-	-	-

Not 1)* The Company is a Non Banking Finacial Company registered under the Reserve Bank of India Act, 1934. Hence these Ratios are generally not applicable
2) There is no Debt in the company & hence Debt Equity Ratio & Debt Service ratio are stated as Nil.
3) Net worth has been calculated as defined in Section 2(57) of the Companies Act,2013.

For ABHA PROPERTY PROJECT LIMITED

ABHA PROPERTY PROJECT LTD. Kolkata

Amit Agarwalla
Managing Director

Place : Kolkata
Date : 13th February,2025

RAJGARIA & ASSOCIATES KOLKATA Chartered Accountants

RAJGARIA & ASSOCIATES
Chartered Accountants

INDEPENDENT AUDITORS' LIMITED REVIEW REPORT ON CONSOLIDATED FINANCIAL RESULTS FOR QUARTER & NINE MONTH ENDED 31ST DECEMBER 2024

TO THE BOARD OF DIRECTORS OF
ABHA PROPERTY PROJECT LIMITED

We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of **Abha Property Project Limited**("the Holding Company") and its subsidiaries (the Holding company, its subsidiaries referred to as "the Group") for the quarter & nine month ended **31st December,2024**("the Statement") being submitted by the Holding Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations") read with SEBI Circular No. CIR/CFD/CMD1/80/2019 dated 19 July 2019 ("the Circular").

This Statement, which is the responsibility of the Holding Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Accounting Standard prescribed under Section 133 of the Companies Act, 2013, ("the Act") read with relevant rules issued there under and other accounting principles generally accepted in India and in compliance with Regulation 33 of Listing Regulations. Our responsibility is to issue a report on the Statement based on our review

We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of 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.

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

The Statement includes the results of the following entities:

Name of Entities	Relationship
1. Abha Ferro Alloys Ltd.	Wholly Owned Subsidiary
2. Abha Refractories Ltd	Wholly Owned Subsidiary
3. Purbanchal Cement Ltd	Associate Company

Contd...

Abha Property Project Limited –Independent Limited Review Report on Consolidated Financial Results -31st December,2024– Contd...

These consolidated financial statements include Group's shares of net profit of **Rs. 360.61 (in lakhs)** for the quarter ended **31st December,2024** in respect of the subsidiary whose financial statements have not been reviewed by their auditors and are based solely on management certified accounts.

Based on our review conducted and procedures performed as stated in paragraph hereinabove nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For **Rajgaria & Associates**
Chartered Accountants
Registration No. **314241E**

RAJGARIA & ASSOCIATES ★ KOLKATA ★ Chartered Accountants

Kolkata; 13th February,2025
UDIN: **25304601BMIVJE9703**

(CA Dibya Agarwal)
Partner
Membership No.**304601**

ABHA PROPERTY PROJECT LIMITED

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CIN : L51909WB2001PLC093941

STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTH ENDED 31ST DECEMBER 2024

(Rs. In Lakh)

PARTICULARS	CONSOLIDATED					
	QUARTER ENDED			NINE MONTH ENDED		YEAR ENDED
	31.12.2024	30.09.2024	31.12.2023	31.12.2024	31.12.2023	31.03.2024
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
INCOME						
1. Revenue from Operation						
Interest Income	21.28	18.69	18.04	46.65	41.51	71.78
Gain on Sale of Investment	309.13	-	-	309.13	-	-
Gain on Fair Vale of Investment	33.27	36.11	26.99	102.58	87.52	117.84
Others	0.22	0.11	-	0.33	0.25	124.45
2. Other Income	-	-	-	-	-	-
3. Total Income	**363.90**	**54.91**	**45.03**	**458.69**	**129.28**	**314.07**
EXPENSES						
a) Employee Benefits Expense	0.53	0.53	0.45	1.59	1.21	1.94
b) Other Expenses	3.04	11.28	2.57	17.32	15.52	17.54
4. Total Expenses	**3.57**	**11.81**	**3.02**	**18.91**	**16.73**	**19.48**
5. Profit/ (Loss) Share of Associates before Exceptional Items & Tax (3-4)	**360.33**	**43.10**	**42.01**	**439.78**	**112.55**	**294.59**
6. Share of Profit/(Loss) of Associates	-	*268.96*	-	*268.96*	(9.06)	-
7. Profit/ (Loss) before Exceptional Items & Tax (5-6)	**360.33**	**312.06**	**42.01**	**708.74**	**103.49**	**294.59**
8. Exceptional Items	-	-	-	-	-	-
9. Profit/(Loss) before Tax (7±8)	**360.33**	**312.06**	**42.01**	**708.74**	**103.49**	**294.59**
10. Tax Expense	52.23	18.89	4.40	72.66	9.07	34.05
11. Profit/(Loss) after Tax (Including Non Controlling Interest) (9-10)	**308.10**	**293.17**	**37.61**	**636.08**	**94.42**	**260.54**
12. Profit/(Loss) attributable to Non Controlling Interest	-	-	-	-	-	-
13. Profit/(Loss) for the period (11-12)	**308.10**	**293.17**	**37.61**	**636.08**	**94.42**	**260.54**
14. Other Comprehensive Income						
A. (i) Items that will not be reclassified to Profit or Loss	-	1,514.86	1,013.90	1,514.86	1,013.90	1,891.99
(ii) Income Tax relating to items that will not be reclassified to Profit or Loss	-	346.60	255.24	346.60	255.24	266.25
B. (i) Items that will be reclassified to Profit or Loss	-	-	-	-	-	-
(ii) Income Tax relating to items that will be reclassified to Profit or Loss	-	-	-	-	-	-
Total Other Comprehensive Income	-	**1,168.26**	**758.66**	**1,168.26**	**758.66**	**1,625.74**
15. Total Comprehensive Income (13+14)	**308.10**	**1,461.43**	**796.27**	**1,804.34**	**853.08**	**1,886.28**
16. Profit attributable to:						
Owners of the company	**308.10**	**293.17**	**37.61**	**636.08**	**94.42**	**260.54**
Non Controlling Interest	-	-	-	-	-	-
17. Total Comprehensive Income to:						
Owners of the company	-	**1,168.26**	**758.66**	**1,168.26**	**758.66**	**1,625.74**
Non Controlling Interest	-	-	-	-	-	-
18. Paid-up Equity Share Capital (Face Value - Rs.10/- each)	**1,140.00**	**1,140.00**	**190.00**	**1,140.00**	**190.00**	**190.00**
19. Other Equity	-	-	-	-	-	15,118.42
20. Earning Per Share of Rs. 10/- each (EPS) (not annualised) (in Rs.)						
a) Basic and Diluted	**4.38**	**4.17**	**1.98**	**5.58**	**4.97**	**13.71**

NOTES:

1) The above results have been reviewed by the Audit Commitee & subsequently approved & taken on record by the Board of Directors of the company at their meeting held on 13th February,2025. The limited review of these results has been done by the Statutory Auditors of the company - **M/s Rajgaria & Associates**

2) The Company is an Investment Company only & as such Segment Reporting as defined in Ind AS 108 - "Segment Reporting", is not applicable.

3) The Statement of Ratios disclosed pursuant to regulation 52(4) of SEBI (Listing Obligation and disclousre Requirements) Regulation 2015 are enclosed as Annexure.

4) Figures for the previous year have been rearranged / regrouped wherever necessary, to make them comparable.

For ABHA PROPERTY PROJECT LIMITED

Amit Agarwal

Amit Agarwalla
Managing Director

Place : **Kolkata**
Date : 13th February,2025

ABHA PROPERTY PROJECT LIMITED Kolkata

RAJGARIA & ASSOCIATES Kolkata Chartered Accountants

ABHA PROPERTY PROJECT LIMITED

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CIN : L51909WB2001PLC093941

Ratios disclosed pursuant to regulation 52(4) of SEBI (Listing Obligation and Disclousre Requirements) Regulations 2015, as amended

SL No	PARTICULARS	CONSOLIDATED					
		QUARTER ENDED			NINE MONTH ENDED		YEAR ENDED
		31.12.2024 (Unaudited)	30.09.2024 (Unaudited)	31.12.2023 (Unaudited)	31.12.2024 (Unaudited)	31.12.2023 (Unaudited)	31.03.2024 (Audited)
1	Debt Equity Ratio	-	-	-	-	-	-
2	Debt Service Coverage Ratios *	NA	NA	NA	NA	NA	NA
3	Interest Service Coverage Ratios *	NA	NA	NA	NA	NA	NA
4	Outstanding Redeemable Preference shares (Nos in Lakhs)	-	-	-	-	-	-
5	Outstanding Redeemable Preference shares (Value)	-	-	-	-	-	-
6	Capital Redemption Reserve	-	-	-	-	-	-
7	Debenture Redemption Reserve	-	-	-	-	-	-
8	Networth	NA	NA	NA	18,062.74	13,489.53	15308.41
9	Net Profit/(loss) after tax	308.10	293.17	37.61	636.08	94.42	260.54
10	Earning per share	4.38	4.17	1.98	5.58	4.97	13.71
11	Current Ratio *	NA	NA	NA	NA	NA	NA
12	Long Term debt to working capital	NA	NA	NA	NA	NA	NA
13	Bad debt to account receivable ratio	NA	NA	NA	NA	NA	NA
14	Current Liability ratio *	NA	NA	NA	NA	NA	NA
15	Total debt to total assets(%)	-	-	-	-	-	-
16	Debtor Turnover ratio *	NA	NA	NA	NA	NA	NA
17	Inventory Turnover *	NA	NA	NA	NA	NA	NA
18	Opertaing Margin (%) *	NA	NA	NA	NA	NA	NA
19	Net Profit/Loss Margin (%) *	NA	NA	NA	NA	NA	NA
	Sector Specific Ratios						
20	Gross Non Performing Assets (%)	-	-	-	-	-	-
21	Net Non Performing Assets (%)(Excl. Impairment Reserve	-	-	-	-	-	-
22	Net Non Performing Assets (%)(Incl. Impairment Reserve)	-	-	-	-	-	-
23	Provision Coverage ratio (%)(Incl. Impairment Reserve)	-	-	-	-	-	-
24	Provision Coverage ratio (%)(Excl. Impairment Reserve)	-	-	-	-	-	-

Note: 1)* The Company is a Non Banking Finacial Company registered under the Reserve Bank of India Act, 1934. Hence these Ratios are generally not applicable
2) There is no Debt in the company & hence Debt Equity Ratio & Debt Service ratio are stated as Nil.
3) Net worth has been calculated as defined in Section 2(57) of the Companies Act,2013.

For ABHA PROPERTY PROJECT LIMITED

ABHA PROPERTY PROJECT LTD. Kolkata

Amit Agarwal
Amit Agarwalla
Managing Director

Place : Kolkata
Date : 13th February,2025

RAJGARIA & ASSOCIATES Chartered Accountants KOLKATA