

Date: 13th November 2021
Ref: M3M/Sec/BSE/2020-21/35

To,
The General Manager
Department of Corporate Services (DCS - CRD)
BSE Limited
1st Floor, Phiroze Jeejeebhoy Towers
Dalal Street Fort,
Mumbai - 400 001.

Subject: Outcome of Board Meeting

Ref: Regulation 51(2) read with Part B of Schedule III of SEBI (LODR) Regulation, 2015, as amended.

Scrip Code - 959731, ISIN - INE0DFT07010

Dear Sir,

Please refer to our letter Ref: M3M/Sec/BSE/2021-22/34 dated 3rd November, 2021 regarding intimation of Board Meeting scheduled to be held on Saturday, 13th November 2021 to consider and approve inter-alia Unaudited Financial Results (Standalone) of the Company for the quarter and half year ended September 30, 2021.

In this connection, it is hereby informed that the Board of Directors at their meeting held today i.e. on 13th November 2021 has inter-alia considered and approved the Unaudited Financial Results (Standalone) for the Quarter and Half Year ended on 30th September 2021.

Please find enclosed the following:

1. Unaudited Financial Results (Standalone) for the Quarter and Half Year ended on 30th September 2021 along with Limited Review report thereon by the Statutory Auditors.
2. Disclosures in accordance with Regulation 52(4) of SEBI (LODR), 2015, as amended.

The Board Meeting commenced at 3:00 P.M. and concluded at 9:30 P.M.

Further, aforesaid results being uploaded on the website of the Company i.e. www.m3mindia.com.

Submitted for information and record.


Thanking You

Yours Faithfully
For M3M India Private Limited


Saurabh Jain 13/11/2021
Company Secretary & Compliance Officer

M3M India Private Limited

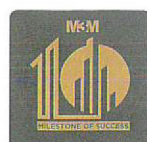
CIN: U80903HR2007PTC044491

 Registered Office
Unit No.: 5B/C/5L/Office/OO8,
'M3M Urbana', Sector 67, Gurugram 122102,
Haryana, India

Corporate Office & Correspondence Address
6th Floor, 'M3M Tee Point', North Block,
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Gurugram 122102, Haryana, India



Walker Chandiook & Associates

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India

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Independent Auditor's Review Report on Unaudited Quarterly Financial Results and Year to Date Results of the Company Pursuant to the Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To the Board of Directors of M3M India Private Limited

1. We have reviewed the accompanying statement of unaudited financial results ('the Statement') of M3M India Private Limited ('the Company') for the quarter ended 30 September 2021 and the year to date results for the period 1 April 2021 to 30 September 2021, being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), including relevant circulars issued by the SEBI from time to time.
2. The 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 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 and is in compliance with the presentation and disclosure requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), including relevant circulars issued by the SEBI from time to time. Our responsibility is to express a conclusion on the Statement based on our review.
3. 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 the Standards on Auditing specified under section 143(10) of the Act, and consequently, does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in Ind AS 34, prescribed under Section 133 of the Act, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 52 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.



Chartered Accountants

Walker Chandiook & Associates

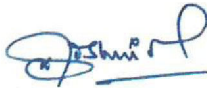
Independent Auditor's Review Report on Unaudited Quarterly Financial Results and Year to Date Results of the Company Pursuant to the Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) (Cont'd)

5. We draw attention to Note 6 of the accompanying Statement, which describes the uncertainties relating to the effects of Covid-2019 pandemic outbreak and the management's evaluation of the impact on the operations and on the accompanying Statement of the Company as at the balance sheet date, the extent of which is significantly dependent on future developments, as they evolve. Our conclusion is not modified in respect of this matter.

For Walker Chandiook & Associates

Chartered Accountants

Firm Registration No: 001329N



Nitin Toshniwal

Partner

Membership No. 507568



UDIN: 21507568AAAAGC9199

Place: Faridabad

Date: 13 November 2021

M3M India Private Limited
Statement of financial results for the quarter and six months period ended 30 September 2021

Statement of profit and loss for the quarter and six months period ended 30 September 2021

(Rs. in lakhs)

Particulars	Quarter ended	Six months ended	Six months ended	Year ended
	30 September 2021	30 September 2021	30 September 2020	31 March 2021
	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
Income				
Revenue from operations	38,354.10	87,671.64	35,429.59	164,966.60
Other income	1,704.40	3,622.54	2,357.20	6,055.21
Total income	40,058.50	91,294.18	37,786.79	171,021.81
Expenses				
Cost of revenue				
Cost of constructed properties	25,369.98	57,258.49	23,047.68	99,151.01
Cost of goodwill allocated to constructed properties (refer note 11)	9,414.12	18,251.18	6,578.35	25,321.65
Employee benefits expense	1,933.58	3,674.62	2,273.83	4,860.38
Finance costs	6,564.79	11,502.55	11,339.27	25,740.56
Depreciation and amortisation expense	51.41	100.20	151.74	295.02
Other expenses	2,576.52	4,787.17	3,486.88	8,813.51
Total expenses	45,910.40	95,574.21	46,877.75	162,182.13
(Loss)/profit before tax and exceptional items	(5,851.90)	(4,280.03)	(9,090.96)	8,839.68
Exceptional items (refer note 10)				(8,800.00)
(Loss)/profit before tax	(5,851.90)	(4,280.03)	(9,090.96)	39.68
Tax expense:				
Deferred tax charge/(credit)	887.81	3,699.97	(592.10)	6,447.82
Net loss for the period/year	(6,739.71)	(7,980.00)	(8,498.86)	(6,408.14)
Other comprehensive income				
Items that will not be reclassified to profit or loss	58.97	117.95	333.28	(31.71)
Income tax relating to items that will not be reclassified to profit or loss	(14.85)	(29.69)	(83.88)	7.98
Other comprehensive income for the period/year, net of tax	44.12	88.26	249.40	(23.73)
Total comprehensive income for the period/year	(6,695.59)	(7,891.74)	(8,249.46)	(6,431.87)
Paid up equity share capital				4,461.00
Other equity				167,427.17
Earnings/(loss) per equity share (not annualized, except for year end) (face value per equity share of Rs. 10 each)				
Basic and diluted (Rs.)	(15.11)	(17.89)	(19.05)	(14.38)

Balance sheet as at 30 September 2021

(Rs. in lakhs)

Particulars	As at	As at
	30 September 2021	31 March 2021
	(Unaudited)	(Audited)
ASSETS		
Non-current assets		
Property, plant and equipment	580.90	669.34
Goodwill	103,020.53	121,271.71
Other intangible assets	22.96	24.81
Financial assets		
Investments	65,699.85	65,570.42
Other financial assets	94,019.89	19,292.11
Deferred tax assets (net)	5,019.83	8,749.49
Non-current tax assets (net)	5,845.89	4,971.08
Other non-current assets	11,992.28	13,290.40
Total of non-current assets	286,202.13	233,839.36
Current assets		
Inventories	131,986.30	181,997.23
Financial assets		
Trade receivables	1,772.46	90.18
Cash and cash equivalents	11,371.88	17,193.37
Other bank balances	9,534.08	10,680.93
Other financial assets	7,313.17	7,360.83
Other current assets	133,370.71	106,508.64
Total of current assets	295,348.60	323,831.18
Total of assets	581,550.73	557,670.54
EQUITY AND LIABILITIES		
Equity		
Equity share capital	4,461.00	4,461.00
Other equity	159,535.43	167,427.17
Total of equity	163,996.43	171,888.17
Liabilities		
Non-current liabilities		
Financial liabilities		
Borrowings	116,809.60	85,875.61
Other financial liabilities	39,801.90	35,894.97
Provisions	1,485.97	1,605.17
Other non-current liabilities	6,983.23	8,582.31
Total of non-current liabilities	165,080.70	131,958.06
Current liabilities		
Financial liabilities		
Borrowings	19,967.60	16,880.25
Trade payables		
Total outstanding dues of micro enterprises and small enterprises	2,416.36	3,128.19
Total outstanding dues of creditors other than micro enterprises and small enterprises	35,757.54	41,569.07
Other financial liabilities	21,751.66	19,243.76
Other current liabilities	172,532.55	172,949.60
Provisions	47.89	53.44
Total of current liabilities	252,473.60	253,824.31
Total of liabilities	417,554.30	385,782.37
Total of equity and liabilities	581,550.73	557,670.54



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Cash Flow Statement for the six months period ended 30 September 2021

Particulars	30 September 2021 (Unaudited)
Cash flow from operating activities:	
Loss before tax	(4,280.03)
Adjustments for:	
Depreciation and amortisation expense	100.20
Finance cost	8,471.76
Finance liabilities carried at amortised cost	3,030.79
Interest income from bank deposits	(210.06)
Interest on other financial assets carried at amortised cost	(2,832.59)
Impairment of advances written back	(437.73)
Cost of goodwill allocated to constructed properties	18,251.18
Amounts written off	1.67
Profit on sale of property, plant and equipment	(24.77)
Impairment in the value of non-financial assets	727.71
Foreign exchange loss (net)	1.41
Operating profit before working capital changes and other adjustments:	22,799.55
Working capital changes and other adjustments:	
Trade receivables	(1,682.29)
Other financial assets	(73,506.39)
Inventories	49,996.68
Other assets	(29,386.52)
Trade payables	(6,524.77)
Other financial liabilities	529.57
Provisions	(6.81)
Other liabilities	(417.05)
Cash used in operating activities	(38,198.03)
Income taxes paid (net)	(874.81)
Net cash used in operating activities (A)	(39,072.84)
Cash flow from investing activities:	
Proceeds from sale of property, plant and equipment and other intangible assets (net)	14.87
Purchase of investments	(3.00)
Movement in fixed deposit with maturity more than 3 months (net)	3,126.92
Interest received	237.36
Net cash flow from investing activities (B)	3,376.15
Cash flow from financing activities:	
Repayment of non-current borrowings	(41,231.38)
Proceeds from non-current borrowings	76,106.79
Repayment of current borrowings	(202,683.31)
Proceeds from current borrowings	201,588.48
Finance costs paid	(3,941.68)
Net cash flow from financing activities (C)	29,838.90
Net decrease in cash and cash equivalents (A+B+C)	(5,857.79)
Cash and cash equivalents at the beginning of the year*	16,893.88
Cash and cash equivalents at the end of the period	11,036.09
Cash and cash equivalents comprises of:	
Cash in hand	17.82
Balances with schedules banks - in current accounts	11,163.79
Bank deposits with original maturity upto three months	190.27
Total of cash and cash equivalents	11,371.88
Less: Book overdraft	(335.79)
Total of cash and cash equivalents (net off book overdraft)	11,036.09

*Net off book overdraft as at 31 March 2021 of Rs. 299.49 lakhs

The above cash flow statement has been prepared as per the Indirect method as set out in Ind AS-7.



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Notes to the financial results:

- These financial results of M3M India Private Limited ('the Company') for the quarter and six months period ended 30 September 2021 have been reviewed and approved by the Board of Directors ('the Board') at its meeting held on 13 November 2021. These financial results have been subjected to limited review by the statutory auditors of the Company. These financial results have been prepared in accordance with the recognition and measurement principles of Indian Accounting Standards as specified in section 133 of the Companies Act, 2013.
- On 17 July 2020, the Company completed issuance and listing of its non-convertible debentures ('Debt securities') in terms of Securities and Exchange Board of India ('SEBI') (Issue and Listing of Debt Securities) Regulations, 2008 (as amended) and accordingly, the financial results for the quarter and six months period ended 30 September 2021 are reviewed under regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('the Listing Regulations') including relevant circulars issued by SEBI from time to time.
- The figures of corresponding/comparative columns for the quarter ended 30 June 2021, 30 September 2020 and figures for the net cash flow for the comparative period from 1 April 2020 to 30 September 2020 have not been disclosed in the Statement pursuant to relaxation provided and the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
- During the year ended 31 March 2021, the Company has issued Non-Convertible Debentures ('NCDs') amounting to Rs. 74,600.00 lakhs (out of which Rs. 10,000.00 lakhs is listed on stock exchange on 'BSE'). As per the Debenture Trust Deed, coupon rates and payment terms of these NCDs are as below:

Coupon payment date	Issue size (Rs. in lakhs)	Listed/ Unlisted	Coupon rate	
			Rate of Interest per annum	Period
Last day of each calendar month of each calendar year until final settlement date	10,000.00	Listed	15%	From disbursement date till 31 March 2021
			18%	From 1 April 2021 till final settlement date
Last day of each calendar month of each calendar year until final settlement date	27,000.00	Unlisted	15%	From disbursement date till 31 March 2021
			18%	From 1 April 2021 till final settlement date
Not applicable	37,600.00	Unlisted	0%	Till final settlement date

- The Company has issued non-convertible debentures ('NCDs') amounting to Rs. 10,000.00 lakhs on 29 June 2020 (listed on stock exchange on 17 July 2020) and these NCDs are repayable in 7 years. These NCDs are secured by way of first pari passu charges on specific immovable property(ies), owned by the Company.
- The outbreak of 'Covid-19' has severely impacted the businesses and economic activities around the world including India. In many countries, including India, there has been severe disruption of regular business operations due to lock down restrictions and other emergency measures imposed by the Government. The uncertain economic environment persists amid announcement of lockdown like restrictions by several state governments during the prior periods/year due to spread of second wave of COVID-19. Further, the Company has also made assessment of its liquidity position, including recoverability of assets at balance sheet date. Actual impact of Covid-19 pandemic on the Company's results remains uncertain and same is dependent on further spread of the disease, various steps taken by the Government to mitigate the economic impact and may differ from that estimated as at the date of approval of these financial results. The statutory auditors have expressed an emphasis of matter on the same.

Particulars	(Rs. in lakhs)			
	As at 30 September 2021 (Unaudited)	As at 30 September 2020 (Unaudited)	As at 31 March 2021 (Audited)	
a) ISIN	INE0DF07010	INE0DF07010	INE0DF07010	
b) Credit rating and changes(in any)	IVR BBB - / Stable	IVR BBB Stable	IVR BBB - / Stable	
c) Asset cover available	Listed NCDs are secured and asset cover exceeds 100%	Listed NCDs are secured and asset cover exceeds 100%	Listed NCDs are secured and asset cover exceeds 100%	
d) Debt equity ratio ¹	0.83	0.95	0.60	
e) Previous due date for the payment of interest of non-convertible debentures (NCDs)	30 September 2021	30 September 2020	31 March 2021	
f) Previous due date for the repayment of principal of NCDs	30 September 2021	NA	31 March 2021	
g) Next due date for the payment of interest of NCDs	31 October 2021	31 October 2020	30 April 2021	
h) Next due date for the repayment of principal of NCDs	31 December 2021	31 December 2020	30 June 2021	
i) Fixed assets coverage ratio ²	NA	NA	NA	
j) Debenture redemption reserve	NA	NA	NA	
k) Net worth ³	163,996.43	170,070.56	171,888.17	
l) Current ratio ⁴	1.17	1.35	1.28	
m) Long term debt to working capital ⁵	2.72	1.18	1.23	
n) Bad debts to account receivable ratio ⁶	NA	NA	0.08	
o) Current liability ratio ⁷	0.60	0.64	0.66	
p) Total debts to total assets ⁸	0.24	0.28	0.18	
q) Paid up debt capital ⁹	136,777.20	159,986.55	102,755.66	
	Quarter ended 30 September 2021 (Unaudited)	Six months ended 30 September 2021 (Unaudited)	Six months ended 30 September 2020 (Unaudited)	Year ended 31 March 2021 (Audited)
r) Debt service coverage ratio ¹⁰	0.00	0.03	0.03	0.09
s) Interest service coverage ratio ¹¹	0.11	0.63	0.20	0.97
t) Debtors turnover (in times) ¹²	41.18	94.14	266.09	1,662.50
u) Inventory turnover (in times) ¹³	0.16	0.36	0.10	0.48
v) Operating margin (%) ¹⁴	(0.03)	0.04	(0.00)	0.17
w) Net profit margin (%) ¹⁵	(0.17)	(0.09)	(0.22)	(0.04)

- Debt equity ratio = Debt/(Equity share capital + other equity)
- The Company does not have any assets that have been secured by any charge and hence the same is not applicable.
- Net worth = Equity share capital + other equity
- Current ratio = Total current assets/Total current liabilities
- Long term debt to working capital = Non-current borrowings/(Total current assets - Total current liabilities)
- Bad debts to accounts receivable ratio = Bad debts/average of opening and closing trade receivables
- Current liability ratio = Total current liabilities/Total liabilities
- Total debts to total assets = Total borrowings/Total assets
- Paid up debt capital = Total borrowings
- Debt service coverage ratio = Earning before interest and tax/(Interest + principal repayments during the period/year)
- Interest service coverage ratio = Earnings before interest and tax/Interest expense
- Debtors turnover = Revenue from operations/average of opening and closing trade receivables
- Inventory turnover = Cost of goods sold/average of opening and closing inventories
- Operating margin = Operating profit/revenue from operations (Operating profit = Revenue from operations - cost of revenue - employee benefits expense - other expenses - depreciation and amortization)
- Net profit margin = Net profit for the period or year/total income

- The Company's primary business segment is reflected based on principal business activities carried on by the Company i.e. development of integrated townships, residential and commercial complexes, multi-storied buildings apartments etc. which as per Ind AS 108 on 'Operating Segments' is considered to be the only reportable business segment. The Company is operating in India which is considered as a single geographical segment.
- During the six month period 30 September 2021, the Company has purchased investment in Aawam Residency Private Limited, Modgen Developers Private Limited, Paryapt Infrastructure Private Limited and Bequeath Infrastructure Private Limited, subsidiaries of the Company, with issued share capital of Rs. 1.00 lakhs each. Further, during the period, the Company has incorporated Urtima Infraprojects Private Limited and Ujjagar Constructions Private Limited, subsidiaries of the Company, with issued share capital of Rs. 1.00 lakhs each.
- During the year ended 31 March 2021, the management of the Company had assessed the recoverability of its investments, advances and security deposits given to various parties for business purpose. The management of the Company had recognized a provision against refundable security deposit given to certain parties amounting to Rs. 8,800.00 lakhs considered to be doubtful in nature, which had been disclosed under exceptional items.
- Pursuant to a Memorandum of Understanding ('MOU') dated 1 July 2021, executed between the Company and an entity under the control of the Promoters ('promoter entity'), the Company has advanced a sum of Rs. 75,197.65 lakhs to the promoter entity for acquiring purchase 100 percent shares in and take control of the entity, along with its assets (including a parcel of land) and also to arrange for uninterrupted control, clear and marketable title free from all encumbrances including but not limited to litigations etc, on terms as detailed in the MOU agreed between the Company and the promoter entity.
- a) Previous period/year figures have been regrouped / reclassified, wherever necessary to confirm to current period/year classification.
b) In addition to the abovementioned regrouping/reclassification, the Company has reclassified/regrouped, the amount presented under "Goodwill impairment" to "Cost of revenue" as "Cost of goodwill allocated to constructed properties" in the comparative period/year to confirm to current period/year classification.

Registered Office : Unit No. SB/C/5L/Office/008 M3M Urbana, Sector-67, Gurugram Manesar Urban Complex, Gurugram – 122102, Haryana
Corporate Identity Number (CIN) : U80903HR2007PTC044491



SIGNED FOR IDENTIFICATION PURPOSES ONLY

For and on behalf of Board of Directors of M3M India Private Limited



Place : Gurugram
Date : 13 November 2021

Date: 13th November 2021
Ref: M3M/Sec/BSE/2020-21/36

To,
The General Manager
Department of Corporate Services (DCS – CRD)
BSE Limited
1st Floor, Phiroze Jeejeebhoy Towers
Dalal Street Fort,
Mumbai – 400 001.

Subject: Disclosure of Information of Non-Convertible Debentures issued on Private Placement Basis under Regulation 52(4) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, for the Quarter and Half Year ended on 30th September 2021.

Scrip Code – 959731, ISIN - INE0DFT07010

Dear Sir,


It is hereby submitted the following details as required under Regulation 52(4) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended for the Quarter and Half Year ended on 30th September 2021 in respect of 1000 Senior, Secured, Rated, Listed, Redeemable, Non-Convertible Debentures – Series A issued on Private Placement basis:

S.No.	Particulars	Details
1.	Debt-Equity Ratio	0.83
2.	Debt Service Coverage Ratio	0.03
3.	Interest Service Coverage Ratio	0.63
4.	Debenture Redemption Reserve	N.A
5.	Net Worth	Rs.1,63,996.43 Lakhs
6.	Net Profit/(Loss) after tax	(Rs. 7,980) Lakhs
7.	Earning Per Share (Basic & Diluted)	Basic: Rs.(17.89) Diluted: Rs.(17.89)
8.	Current Ratio	1.17
9.	Long Term Debt to Working Capital	2.72
10.	Bad Debts to Account Receivable Ratio	N.A
11.	Current Liability Ratio	0.60



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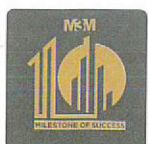
M3M India Private Limited
CIN: U80903HR2007PTC044491

 **Registered Office**
Unit No: SB/C/51/Office/008,
'M3M Urbana', Sector 67, Gurugram 122102,
Haryana, India

Corporate Office & Correspondence Address
6th Floor, 'M3M Tee Point', North Block,
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CRM Cell
'M3M Cosmopolitan', 12th floor,
Golf Course Road (Extn.), Sector-66,
Gurugram 122102, Haryana, India



12.	Total Debts to Total Assets	0.24
13.	Debtors Turnover	94.14 Times
14.	Inventory Turnover	0.36 Times
15.	Operating Margin (%)	4.11 %
16.	Net Profit Margin (%);	-8.74%
17.	Sector Specific Equivalent Ratios, as applicable Fixed Assets Coverage Ration Paid Up Debt Capital	NA Rs.136,777.20 Lakhs

Submitted for information and record.

Thanking You
Yours Faithfully
For M3M India Private Limited



Saurabh Jain 13/11/2021
Company Secretary & Compliance Officer

CC: Catalyst Trusteeship Limited, Debenture Trustee

2/2

M3M India Private Limited

CIN: U80903HR2007PTC044491

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