

April 22, 2023

BSE Limited

Scrip Code: 543287

Debt Segment – 974163, 974199, 974473, 974511

National Stock Exchange of India Limited

Trading Symbol: LODHA

Dear Sir,

Sub: Outcome of Board Meeting

In continuation of our letter dated April 16, 2023, we wish to inform you that the Board of Directors of the Company, at its meeting held today, has *inter alia* approved the following:

1. Audited Financial Results (Consolidated and Standalone) of the Company for the quarter and year ended March 31, 2023. Copy of the same is enclosed herewith as **Annexure - I**

M/s. MSKA & Associates, Statutory Auditors have issued audit report with unmodified opinion on the Audited Financial Results (Consolidated and Standalone) for the financial year ended March 31, 2023.

The financial results are also being uploaded on the Company's website at www.lodhagroup.in.

2. Issuance of bonus equity shares in the proportion of 1 new fully paid up equity share of ₹ 10 each for every existing 1 equity share of ₹ 10 each held by the members of the Company as on the record date, subject to shareholders' approval through postal ballot. Additional details as required under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Circular CIR/CFD/CMD/4/2015 dated September 9, 2015, is enclosed herewith **Annexure – II**
3. Recommended a final dividend of ₹ 2 i.e. 20% per equity share of ₹ 10/- each of the Company on pre bonus paid up equity share capital (to be adjusted proportionately for bonus issue). Dividend will be paid to the shareholders holding equity shares on the record date to be determined by the Company after approval of the shareholders at the ensuing 28th Annual General Meeting.

The meeting of Board of Directors of the Company commenced at 2.45 p.m (IST) and concluded at 5.10 p.m. (IST).

You are requested to inform your members accordingly.

Thanking you,

Yours faithfully,
For Macrotech Developers Limited

SANJYOT NILESH
RANGNEKAR

Digitally signed by SANJYOT NILESH-RANGNEKAR
DN: cn=RL, o=PFSD2024,
ou=Sanjyot Nileshe Rangnekar, email=Sanjyot.Nilesh.Rangnekar@macrotechdevelopers.com,
c=IN, postalCode=400007, st=MAHARASHTRA,
serialNumber=1771246626202404221721010002941
746131448429686999722495, ou=SANJYOT NILESH
RANGNEKAR
Date: 2023.04.22 17:21:01 +05'30'

Sanjyot Rangnekar
Company Secretary & Compliance Officer
Membership No.: F4154

Encl.: *As above*

Independent Auditor's Report on Consolidated Audited Annual Financial Results of the Group pursuant to the Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, as amended

**To the Board of Directors of Macrotech Developers Limited
Report on the Audit of Consolidated Financial Results**

Opinion

We have audited the accompanying statement of consolidated annual financial results of Macrotech Developers Limited (hereinafter referred to as the 'Holding Company') and its subsidiaries (Holding Company and its subsidiaries together referred to as "the Group"), and its jointly controlled entities for the year ended March 31, 2023, ('the Statement') attached herewith, being submitted by the Holding Company pursuant to the requirement of Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('Listing Regulations').

In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of reports of other auditors on separate audited financial results of the subsidiaries, and jointly controlled entities, the aforesaid Statement:

- (i) includes the annual financial results of Holding Company and the entities enumerated in Annexure 1 to this report
- (ii) is presented in accordance with the requirements of the Listing Regulations in this regard; and
- (iii) gives a true and fair view in conformity with the recognition and measurement principles laid down in the applicable accounting standards prescribed under Section 133 of the Companies Act, 2013 ("the Act") read with Companies (Indian Accounting Standards) Rules, 2015 and other accounting principles generally accepted in India, of net profit and other comprehensive loss and other financial information of the Group for the year ended March 31, 2023.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Act. Our responsibilities under those SAs are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Results section of our report. We are independent of the Group, and of its jointly controlled entities 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 consolidated financial results 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 and other auditors in terms of their reports referred to in “Other Matters” paragraph below, is sufficient and appropriate to provide a basis for our opinion.

Management and Board of Directors’ Responsibilities for the Consolidated Financial Results

This Statement, which is the responsibility of the Holding Company’s Management and approved by the Holding Company’s Board of Directors, have been prepared on the basis of the consolidated annual financial statements. The Holding Company’s Board of Directors are responsible for the preparation and presentation of this Statement that give a true and fair view of the net profit and other comprehensive loss and other financial information of the Group including its jointly controlled entities in accordance with the recognition and measurement principles laid down in accordance with the Indian Accounting Standards prescribed under Section 133 of the Act read with Companies (Indian Accounting Standards) Rules, 2015, as amended and other accounting principles generally accepted in India and in compliance with the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Group and of its jointly controlled entities 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 Statement 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 Statement by the Directors of the Holding Company, as aforesaid.

In preparing the Statement, the respective Board of Directors of the companies included in the Group and of its jointly controlled entities are responsible for assessing the ability of the Group and of its jointly controlled entities 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 Group and of its jointly controlled entities or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the companies included in the Group and of its jointly controlled entities are responsible for overseeing the financial reporting process of the Group and of its jointly controlled entities.

Auditor’s Responsibilities for the Audit of the Consolidated Financial Results

Our objectives are to obtain reasonable assurance about whether the Statement as a whole is 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 this Statement.



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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 Statement, 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 on whether the Holding Company has adequate internal financial controls with reference to consolidated financial results 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 made by the Board of Directors.
- Conclude on the appropriateness of the 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 ability of the Group and of its jointly controlled entities to continue as a going concern. 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 Statement 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 and of its jointly controlled entities to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement 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 and of its jointly controlled entities to express an opinion on the Statement. We are responsible for the direction, supervision and performance of the audit of financial information of such entities included in the Statement of which we are the independent auditors. For the other entities included in the Statement, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

We communicate with those charged with governance of the Holding Company and such other entities included in the Statement 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 issued by SEBI under Regulation 33(8) of the Listing Regulations, as amended, to the extent applicable.

Other Matters

1. The Statement includes the audited financial results of 10 subsidiaries, whose financial results reflect total assets of Rs. 893.74 crore as at March 31, 2023, total revenue of Rs. 40.79 crore, total net loss after tax of Rs. 17.05 crore, total comprehensive loss of Rs. 17.05 crore and net cash outflow of Rs. 1.85 crore for the year ended March 31, 2023 as considered in the Statement, which have been audited by their respective independent auditors. The consolidated financial results also include the Group's share of net loss of Rs. Nil for the year ended March 31, 2023 in respect of 15 subsidiaries of one jointly controlled entity, whose financial statements have been audited by their respective independent auditors. The independent auditors' reports on financial results of these entities have been furnished to us and our opinion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these entities, is based solely on the report of such auditors and the procedures performed by us are as stated in paragraph above.

Certain of these subsidiaries and jointly controlled entities are located outside India whose financial results have been prepared in accordance with the accounting principles generally accepted in their respective countries and which have been audited by other auditors under generally accepted auditing standards applicable in their respective countries. The Holding Company's Management has converted the financial results of such subsidiaries and jointly controlled entities located outside India from accounting principles generally accepted in their respective countries to accounting principles generally accepted in India.

We have audited these conversion adjustments made by the Holding Company's Management. Our opinion on the Statement, in so far as it relates to the financial results of such subsidiaries and jointly controlled entities located outside India is based on the report of other auditors and the conversion adjustments prepared by the Management of the Holding Company and audited by us.

Our opinion is not modified in respect of the above matter with respect to our reliance on the work done and the reports of the respective independent auditors.

2. The Statement includes the unaudited financial results of 2 jointly controlled entities, whose financial results reflect the Group's share of total net loss after tax of Rs. 0.30 crore, and the Group's share of total comprehensive loss of Rs. 0.30 crore, for the year ended March 31, 2023, as considered in the Statement. These unaudited financial results have been furnished to us by the Management and our opinion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these jointly controlled entities is based solely on such unaudited financial results. In our opinion and according to the information and explanations given to us by the Management, these financial results are not material to the Group.

Our opinion is not modified with respect to the financial results certified by the Management.



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3. The Statement include the results for the quarter ended March 31, 2023 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 prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" which were subject to limited review by us.

Our opinion is not modified in respect of the above matter.

For M S K A & Associates
Chartered Accountants
ICAI Firm Registration No.105047W



Bhavik L. Shah
Partner
Membership No.: 122071
UDIN: 23122071BGXNQT6361



Place: Mumbai
Date: April 22, 2023

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Annexure I - List of entities included in the results

Sr. No	Name of the Company	Relationship with the Holding Company
1	Apollo Complex Pvt. Ltd.	Subsidiary
2	Bellissimo Buildtech LLP	
3	Bellissimo Constructions and Developers Pvt. Ltd.	
4	Bellissimo In City FC NCR 1 Pvt. Ltd.	
5	Brickmart Constructions And Developers Pvt. Ltd.	
6	Center for Urban Innovation Pvt. Ltd.	
7	Cowtown Infotech Services Pvt. Ltd.	
8	Cowtown Software Design Pvt. Ltd.	
9	DigiRealty Technologies Pvt. Ltd.	
10	G Corp Homes Pvt. Ltd.	
11	Homescapes Constructions Pvt. Ltd.	
12	Lodha Developers International Ltd.	
13	Lodha Developers International (Netherlands) B. V.	
14	Lodha Developers U.S. Inc.	
15	National Standard (India) Ltd.	
16	One Place Commercials Pvt. Ltd.	
17	Palava City Management Pvt. Ltd.	
18	Palava Institute of Advanced Skill Training Pvt. Ltd.	
19	Primebuild Developers And Farms Pvt. Ltd.	
20	Roselabs Finance Ltd.	
21	Sanathnagar Enterprises Ltd.	
22	Simtools Pvt. Ltd.	
23	Thane Commercial Tower A Management Pvt. Ltd.	
24	Palava Induslogic 3 Pvt. Ltd.	
25	Bellissimo Digital Infrastructure Investment Management Pvt. Ltd.	
26	Bellissimo Digital Infrastructure Development Management Pvt. Ltd.	
27	Bellissimo In City FC Mumbai 1 Pvt. Ltd.	
28	Lodha Developers UK Ltd.	
29	1GS Investments Ltd.*	
30	1GS Properties Investments Ltd.*	
31	1GS Quarters Holdings Ltd.*	
32	1GS Residences Ltd.*	
33	1GSQ Leaseco Ltd.*	
34	Grosvenor Street Apartments Ltd.*	
35	Lincoln Square Apartments Ltd.*	



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36	Lodha Developers 1GSQ Ltd.*	Joint Venture
37	Lodha Developers 48 CS Ltd.*	
38	Lodha Developers Dorset Close Ltd.*	
39	Lodha Developers International (Jersey) III Ltd.*	
40	Lodha Developers 1GSQ Holdings Ltd.*	
41	Mayfair Square Apartments Ltd.*	
42	Mayfair Square Residences Ltd.*	
43	New Court Holdings Ltd.*	
44	Palava Induslogic 2 Pvt. Ltd.	
45	Palava Induslogic 4 Pvt. Ltd.	

*Subsidiaries of Lodha Developers UK Ltd.



MACROTECH DEVELOPERS LIMITED

CIN : L45200MH1995PLC093041

Registered Office: 412, Floor- 4, 17G Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai - 400001

Corporate office: Lodha Excelus, L 2, N M Joshi Marg, Mahalaxmi, Mumbai - 400011

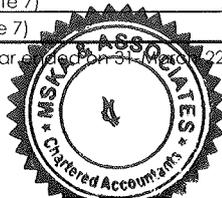
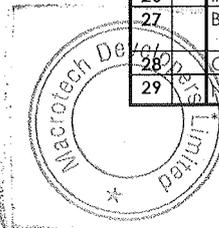
Tel : +9122 6773 7373; Email : investor.relations@lodhagroup.com

AUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED 31ST MARCH, 2023

(₹ in crore)

Sr No.	Particulars	Quarter ended			Year ended	
		31-Mar-23 (Audited) (Refer Note 6)	31-Dec-22 (Unaudited)	31-Mar-22 (Audited) (Refer Note 6)	31-Mar-23 (Audited)	31-Mar-22 (Audited)
1	Income					
	a) Revenue From Operations	3,255.38	1,773.80	3,444.56	9,470.36	9,233.20
	b) Other Income	16.33	128.64	37.36	140.80	292.09
	Total Income	3,271.71	1,902.44	3,481.92	9,611.16	9,525.29
2	Expenses					
	a) Cost of Projects	2,071.45	1,041.74	2,248.12	6,064.03	6,062.61
	b) Employee Benefits Expense	103.45	113.89	91.07	423.88	354.39
	c) Finance Costs	117.19	117.64	121.79	479.10	680.34
	d) Depreciation, Impairment and Amortisation Expense	29.61	21.66	19.00	92.81	74.77
	e) Other Expenses	308.82	214.42	199.63	916.32	637.62
	Total Expenses	2,630.52	1,509.35	2,679.61	7,976.14	7,809.73
3	Profit before Share of Profit/ (Loss) in Associate and Joint Venture and exceptional item(1-2)	641.19	393.09	802.31	1,635.02	1,715.56
4	Share of Net Profit/ (Loss) in Associates and Joint Venture	(2.98)	(0.03)	(0.01)	(5.21)	0.98
5	Exceptional Items	-	-	-	(1,177.39)	-
6	Profit/ (Loss) before tax (3-4-5)	638.21	393.06	802.30	452.42	1,716.54
7	Tax credit/ (expense) for the period/ year					
	a) Current Tax	(126.61)	(75.46)	(4.34)	(284.09)	(11.38)
	b) Deferred Tax	234.58	87.38	(259.94)	321.09	(496.65)
8	Net Profit/ (Loss) for the period / year (6-7)	746.18	404.98	538.02	489.42	1,208.51
9	Other Comprehensive Income/ (Loss)					
	A) Items that will not be reclassified to Statement of Profit and Loss	(0.34)	(0.68)	4.15	(2.88)	3.79
	Gain on Property Revaluation	-	-	3.74	-	3.74
	Re-measurement of defined benefit plans	(0.50)	(1.06)	1.96	(4.42)	1.41
	Income Tax effect	0.16	0.38	(1.55)	1.54	(1.36)
	B) Items that will be reclassified to Statement of Profit and Loss					
	Foreign Currency Translation Reserve	1.22	0.80	(2.56)	(12.67)	(4.75)
10	Total Comprehensive Income/ (Loss) for the period / year (8+9)	747.06	405.10	539.61	473.87	1,207.55
11	Profit/ (Loss) for the period/ year attributable to:	746.18	404.98	538.02	489.42	1,208.51
	(i) Owners of the Company	744.36	404.54	535.46	486.63	1,202.37
	(ii) Non-controlling Interest	1.82	0.44	2.56	2.79	6.14
12	Other Comprehensive Income / (Loss) for the period/ year attributable to:	0.88	0.12	1.59	(15.55)	(0.96)
	(i) Owners of the Company	0.88	0.12	1.59	(15.55)	(0.96)
	(ii) Non-controlling Interest	-	-	(0.00)	-	-
13	Total Comprehensive Income/ (Loss) for the period/ year attributable to:	747.06	405.10	539.61	473.87	1,207.55
	(i) Owners of the Company	745.24	404.66	537.05	471.08	1,201.41
	(ii) Non-controlling Interest	1.82	0.44	2.56	2.79	6.14
14	Paid-up Equity Share Capital	481.79	481.75	481.51	481.79	481.51
	(Face Value of ₹ 10/- per share)					
15	Other Equity (Excluding Revaluation Reserve)				11,747.60	11,190.26
16	Net Worth				12,229.39	11,671.77
17	Earnings Per Share (EPS) (amount in ₹)					
	(not annualised except year end EPS)					
	Basic	15.45	8.40	11.12	10.10	26.28
	Diluted	15.43	8.39	11.10	10.09	26.25
18	Current Ratio (Refer Note 7)	1.50	1.48	1.47	1.50	1.47
19	Long term Debt to Working Capital (Refer Note 7)	0.19	0.22	0.25	0.19	0.25
20	Current Liability Ratio (Refer Note 7)	0.90	0.89	0.87	0.90	0.87
21	Total Debts to Total Assets (Refer Note 7)	0.23	0.26	0.30	0.23	0.30
22	Debt Equity Ratio (Refer Note 7)	0.74	0.86	0.98	0.74	0.98
23	Debt Service Coverage Ratio* (Refer Note 7)	1.64	1.99	2.02	0.98	0.81
24	Interest Service Coverage Ratio* (Refer Note 7)	3.15	2.43	2.80	2.25	2.03
25	Debtors Turnover* (Refer Note 7)	4.54	2.76	4.74	13.68	14.21
26	Inventory Turnover* (Refer Note 7)	0.36	0.19	0.48	1.22	1.24
27	Bad Debt to Account Receivable Ratio* (Refer Note 7)	-	-	-	-	-
28	Operating Margin %* (Refer Note 7)	29.67%	32.49%	36.00%	31.38%	35.08%
29	Net Profit Margin %* (Refer Note 7)	22.81%	21.29%	15.45%	5.09%	12.69%

Not Annualized except for year ended on 31-Mar-22 and 31-Mar-23



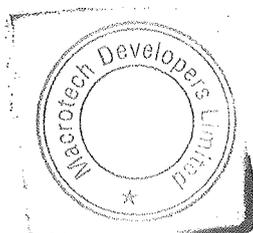
(₹ in crore)

STATEMENT OF AUDITED CONSOLIDATED ASSETS AND LIABILITIES			
Sr. No.	Particulars	As at 31-Mar-23 (Audited)	As at 31-Mar-22 (Audited)
A	ASSETS		
1)	Non-Current Assets		
	Property, Plant and Equipment	1,142.85	1,118.72
	Investment Property	153.87	265.05
	Goodwill	530.34	538.81
	Intangible Assets	0.39	0.23
	Investments accounted for using the Equity Method	22.73	51.06
	Financial Assets		
	Investments	188.70	133.29
	Loans	659.23	1,974.78
	Other Financial Assets	107.39	186.19
	Non-Current Tax Assets (net)	287.25	325.60
	Deferred Tax Assets (net)	243.17	74.29
	Other Non-Current Assets	69.25	47.98
	Total Non-Current Assets	3,405.17	4,716.00
2)	Current Assets		
	Inventories	30,116.72	27,358.31
	Financial Assets		
	Investments	34.57	389.61
	Loans	487.46	1,199.33
	Trade Receivables	739.34	645.09
	Cash and Cash Equivalents	1,310.81	477.11
	Bank Balances other than Cash and Cash Equivalents	513.42	768.63
	Other Financial Assets	1,570.91	1,729.86
	Other Current Assets	976.51	1,194.87
	Total Current Assets	35,749.74	33,762.81
	Total Assets (1 + 2)	39,154.91	38,478.81
B	EQUITY AND LIABILITIES		
1)	Equity		
	Equity Share capital	481.79	481.51
	Other Equity	12,180.86	11,623.52
	Non-Controlling Interests	59.59	56.80
		12,722.24	12,161.83
2)	Non-Current Liabilities		
	Financial Liabilities		
	Borrowings	2,256.81	2,715.53
	Lease Liability	9.94	-
	Trade Payables		
	Due to Micro and Small Enterprises	89.42	64.99
	Due to Others	40.32	57.34
	Other Financial Liabilities	121.93	152.91
	Provisions	22.31	16.93
	Other Non-Current Liabilities	-	93.28
	Deferred Tax Liabilities (net)	33.18	191.10
		2,573.91	3,292.08
3)	Current Liabilities		
	Financial Liabilities		
	Borrowings	6,791.77	8,821.14
	Lease Liability	1.65	-
	Trade Payables		
	Due to Micro and Small Enterprises	459.27	278.58
	Due to Others	1,507.21	1,107.76
	Other Financial Liabilities	4,428.05	2,226.40
	Provisions	7.89	5.49
	Current Tax Liabilities (net)	36.66	1.94
	Other Current Liabilities	10,626.26	10,583.59
		23,858.76	23,024.90
	Total Equity and Liabilities (1 + 2 + 3)	39,154.91	38,478.81



(₹ in crore)

STATEMENT OF AUDITED CONSOLIDATED CASH FLOW			
Sr. No.	Particulars	For the year ended	
		31-Mar-23 (Audited)	31-Mar-22 (Audited)
(A)	Operating Activities		
	Profit Before Tax	452.42	1,716.54
	Adjustments for :		
	Depreciation, Amortisation and Impairment Expense	92.81	74.77
	(Profit)/ Loss on Sale of Property, Plant and Equipment	(1.20)	0.20
	Share of Net (Profit)/ Loss in Associate and Joint Venture	5.21	(0.98)
	Provision for Doubtful Receivables /Advances	1,177.39	-
	Net Foreign Exchange Differences	102.80	54.50
	Interest Income	(96.06)	(296.37)
	Finance Costs	1,389.00	1,992.28
	Provision for Share based payment	76.59	39.43
	Gain on Sale of Investments	(118.48)	(3.02)
	Gain on Sale of Investment Property	-	(7.95)
	Reversal of diminution in value of investment	-	(8.68)
	Sundry Balances / Excess Provisions written off/ back (net)	(23.14)	(7.99)
	Provision for/ (Write back of) Doubtful Receivables and Advances / Deposits	5.38	-
	Gains arising from fair valuation of financial instruments	7.30	(14.82)
	Dividend on Current Investments	-	(5.29)
	Operating Profit Before Working Capital Changes	3,070.02	3,532.62
	Working Capital Adjustments:		
	(Increase)/ Decrease in Trade and Other Receivables	45.06	(942.28)
	(Increase)/ Decrease in Inventories	(204.45)	1,272.57
	Increase/ (Decrease) in Trade and Other payables	50.38	(1,686.81)
	Cash Generated from / (used in) Operating Activities	2,961.01	2,176.10
	Income Tax (paid)/ refund (Net)	(211.02)	(177.76)
	Net Cash Flows from Operating Activities	2,749.99	1,998.34
(B)	Investing Activities		
	Sale of Property, Plant and Equipment	14.88	11.48
	Purchase of Property, Plant and Equipment including Intangible Assets	(90.37)	(44.49)
	Proceeds from / (Investment in) Bank Deposits	334.00	(777.31)
	Sale / (Purchase) of Non-Current Investments (net)	86.50	16.50
	Sale / (Purchase) of Current Investments (net)	347.74	926.40
	Interest received	80.42	83.77
	Loans (Given)/ Received back (Net)	1,004.60	917.31
	Dividend on Current Investments Received	-	5.29
	Net Cash Flows from/ (Used in) Investing Activities	1,777.77	1,138.95
(C)	Financing Activities		
	Finance Costs Paid	(1,175.55)	(1,942.71)
	Proceeds from Borrowings	5,516.74	4,244.59
	Proceeds from Issue of Share Capital (Including Security Premium)	9.96	6,346.55
	Repayment of Part of Optionally Convertible Debentures	-	(677.79)
	Payment of Lease Liability	(0.55)	-
	Repayment of Borrowings	(8,056.03)	(10,858.40)
	Net Cash Flows from/ (used in) Financing Activities	(3,705.43)	(2,887.76)
(D)	Net Increase/ (Decrease) in Cash and Cash Equivalents (A+B+C) :	822.33	249.53
	Add: Cash and Cash Equivalents at the beginning of the year	477.11	227.58
	Cash and Cash Equivalents acquired on account of Acquisition of Subsidiary	11.37	-
	Cash and Cash Equivalents at Year end	1,310.81	477.11



Notes to audited Consolidated Financial Results :

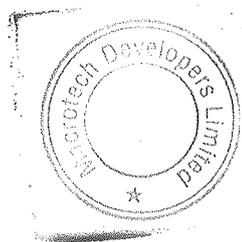
- 1 The above audited consolidated financial results for the quarter and year ended 31-March-2023 have been reviewed by the Audit Committee and approved by the Board of Directors ('the Board') at their respective meetings held on 22-April-2023. The statutory auditors of the Company have expressed an unmodified opinion on the audited consolidated financial results for the year ended 31-March-2023.
- 2 During the quarter ended on 31-March-2023, the Company has allotted 43,449 equity shares having a face value of ₹10 each upon exercise of options granted under the Macrotech Developers Limited- Employee Stock Option Scheme 2021- I and Macrotech Developers Limited- Employee Stock Option Scheme 2021- II.
- 3 The Board of Directors has recommended a Bonus Issue of Equity Shares in the ratio of 1 (One) fully paid-up Equity Share of ₹10 each for every 1 (One) existing fully paid-up Equity Share of ₹10 each held by the shareholders of the Company (as on the record date to be decided by the Company), subject to the approval of shareholders through Postal Ballot.
- 4 The Board of Directors has recommended final dividend of ₹ 2.00 i.e. 20% per fully paid up pre bonus equity share of ₹ 10/- each (to be adjusted proportionately for bonus issue) for the financial year ended 31-March-2023. This payment of dividend is subject to approval of members of the Company at ensuing Annual General Meeting of the Company.
- 5 The Group is mainly engaged in the business of real estate development, which is considered to be the only reportable segment by the management.
- 6 The figures for the quarter ended 31-March-2023 and 31-March-2022 are the balancing figures between audited results in respect of full financial year and the published year to date reviewed figures upto the third quarter of the respective financial year.

7 Definitions for Ratios:

a) Debt Equity Ratio	: Paid-up Debt / Total Equity (Share Capital + Applicable Reserves)
b) Debt Service Coverage Ratio*	: Earnings before Interest Expenses#, Depreciation and Tax (excludes Exceptional Item) / (Interest Expenses + Principal Repayment (excluding refinancing, prepayment and group debt))
c) Interest Service Coverage Ratio*	: Earnings before Interest Expenses#, Depreciation and Tax (excludes Exceptional Item) / Interest cost
d) Current Ratio	: Current Assets/ Current Liabilities
e) Long term Debt to Working Capital Ratio	: Long Term Debt / Working Capital
f) Current Liability Ratio	: Current Liabilities / Total Liabilities
g) Total Debts to Total Assets Ratio	: Total Debts / Total Assets
h) Debtors Turnover*	: Revenue from Operations / Average Trade Receivables
i) Inventory Turnover*	: Cost of Sales / Average Finished Inventory
j) Operating Margin %	: Earnings before Interest Expenses#, Depreciation, Tax, & Exceptional Item less Other Income / Revenue from Operation
k) Net Profit Margin %	: Profit After Tax / Total Income
l) Bad Debt to Account Receivable Ratio	: Bad Debt / Average Trade Receivables

Interest cost represents Finance cost debited to Statement of Profit and Loss and Interest cost charged through cost of projects.

* in times



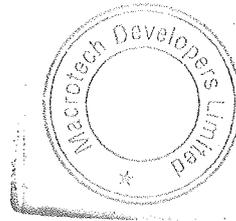
8 The figures for the corresponding previous year/period's have been regrouped/ reclassified, wherever considered necessary, to make them comparable with current period's classification.

For and on behalf of the Board of Directors of
Macrotech Developers Limited



Abhishek Lodha
Managing Director and CEO
DIN: 00266089

Place : Mumbai
Date : 22-April-2023



Independent Auditor's Report on Standalone Audited Annual Financial Results of the Company pursuant to the Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, as amended

To the Board of Directors of Macrotech Developers Limited

Report on the Audit of Standalone Financial Results

Opinion

We have audited the accompanying statement of standalone annual financial results of Macrotech Developers Limited (hereinafter referred to as 'the Company') for the year ended March 31, 2023 ('the Statement'), attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('Listing Regulations').

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Statement:

(i) is presented in accordance with the requirements of the Listing Regulations in this regard; and

(ii) gives a true and fair view in conformity with the recognition and measurement principles laid down in the applicable accounting standards prescribed under Section 133 of the Companies Act, 2013 ("the Act") read with Companies (Indian Accounting Standards) Rules, 2015 and other accounting principles generally accepted in India, of net profit and other comprehensive loss and other financial information of the Company for the year ended March 31, 2023.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Act. Our responsibilities under those SAs are further described in the Auditor's Responsibilities for the Audit of the Standalone financial results section of our report. We are independent of the Company 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 Standalone financial results 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 is sufficient and appropriate to provide a basis for our opinion.



Management and Board of Directors' Responsibilities for the Standalone Financial Results

This Statement, which is the responsibility of the Company's Management and approved by the Board of Directors, have been prepared on the basis of the standalone annual financial statements. The Company's Board of Directors are responsible for the preparation and presentation of this Statement that give a true and fair view of the net profit and other comprehensive loss and other financial information in accordance with the recognition and measurement principles laid down in accordance with the Indian Accounting Standards prescribed under Section 133 of the Act read with Companies (Indian Accounting Standards) Rules, 2015, as amended issued thereunder and other accounting principles generally accepted in India and in compliance with the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the 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 Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Statement, the Management of the Company are responsible for assessing the ability of the 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 Management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are responsible for overseeing the financial reporting process of the Company.

Auditor's Responsibilities for the Audit of the Standalone Financial Results

Our objectives are to obtain reasonable assurance about whether the Statement as a whole is 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 Statement.

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 Statement, 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 on whether the Company has adequate internal financial controls with reference to standalone financial results in place and the operating effectiveness of such controls.



MSKA & Associates

Chartered Accountants

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the 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 ability of the Company to continue as a going concern. 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 Statement 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 Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance of the Company 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.

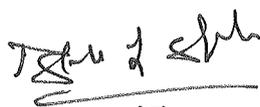
We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Other Matter

The Statement include the results for the quarter ended March 31, 2023 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 prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" which were subject to limited review by us.

Our opinion is not modified in respect of the above matter.

For M S K A & Associates
Chartered Accountants
ICAI Firm Registration No.105047W



Bhavik L. Shah
Partner
Membership No. 122071
UDIN: 23122071BGXNQ54402



Place: Mumbai
Date: April 22, 2023

MACROTECH DEVELOPERS LIMITED

CIN : L45200MH1995PLC093041

Registered Office: 412, Floor- 4, 17G Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai - 400001

Corporate office: Lodha Excelus, L 2, N M Joshi Marg, Mahalaxmi, Mumbai - 400011

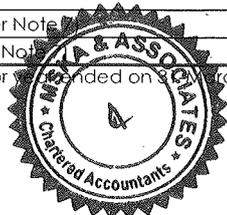
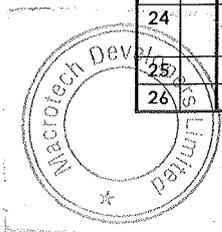
Tel : +9122 6773 7373; Email : investor.relations@lodhagroup.com

AUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED 31ST MARCH, 2023

₹ in Crore)

Sr. No.	Particulars	Quarter Ended			Year Ended	
		31-Mar-23 (Audited) (Refer Note 9)	31-Dec-22 (Unaudited)	31-Mar-22 (Audited) (Refer Note 9)	31-Mar-23 (Audited)	31-Mar-22 (Audited)
1	Income					
	a) Revenue From Operations	3,100.20	1,670.58	3,320.09	8,734.60	8,353.29
	b) Other Income	68.27	165.61	10.32	254.89	91.36
	Total Income	3,168.47	1,836.19	3,330.41	8,989.49	8,444.65
2	Expenses					
	a) Cost of Projects	2,003.07	998.86	2,179.57	5,583.13	5,437.24
	b) Employee Benefits Expense	98.44	111.29	88.52	411.22	344.31
	c) Finance Costs	134.64	132.60	100.70	597.85	394.38
	d) Depreciation, Impairment and Amortisation Expense	37.63	33.75	14.32	124.17	56.12
	e) Other Expenses	309.39	208.47	193.71	901.44	613.92
	Total Expenses	2,583.17	1,484.97	2,576.82	7,617.81	6,845.97
3	Profit/ (Loss) before Exceptional Items (1-2)	585.30	351.22	753.59	1,371.68	1,598.68
4	Exceptional Items	-	-	-	(1,177.39)	-
5	Profit/ (Loss) before tax (3-4)	585.30	351.22	753.59	194.29	1,598.68
6	Tax credit /(expense) for the period/year					
	a) Current Tax	(118.99)	(69.61)	(11.37)	(269.21)	12.83
	b) Deferred Tax	261.92	98.49	(238.06)	380.33	(477.86)
7	Net Profit / (Loss) for the period / year (5+6)	728.23	380.10	504.16	305.41	1,133.65
8	Other Comprehensive Income / (Loss)					
	Items that will not be reclassified to Statement of Profit and Loss	(0.32)	(0.68)	4.15	(2.84)	3.78
	Gain on Property Revaluation	-	-	3.74	-	3.74
	Remeasurements of Defined Benefit Plans	(0.49)	(1.06)	1.96	(4.37)	1.40
	Income tax effect	0.17	0.38	(1.55)	1.53	(1.36)
9	Total Comprehensive Income for the period / year (7+8)	727.91	379.42	508.31	302.57	1,137.43
10	Paid-up Equity Share Capital	481.79	481.75	481.51	481.79	481.51
	(Face Value of ₹ 10/- each)					
11	Other Equity (Excluding Revaluation Reserve)				11,745.71	11,291.25
12	Debenture Redemption Reserve				-	61.93
13	Net Worth				12,227.50	11,834.69
14	Earnings Per Share (EPS) (amount in ₹)					
	(not annualised except year end EPS)					
	Basic	15.12	7.89	10.47	6.34	24.78
	Diluted	15.10	7.88	10.46	6.33	24.75
15	Current Ratio (Refer Note 7)	1.41	1.40	1.40	1.41	1.40
16	Long term Debt to Working Capital (Refer Note 7)	0.15	0.16	0.23	0.15	0.23
17	Current Liability Ratio (Refer Note 7)	0.93	0.92	0.90	0.93	0.90
18	Total Debts to Total Assets (Refer Note 7)	0.25	0.28	0.29	0.25	0.29
19	Debt Equity Ratio (Refer Note 7)	0.84	0.96	0.92	0.84	0.92
20	Debt Service Coverage Ratio* (Refer Note 7)	1.58	1.88	2.01	0.91	0.76
21	Interest Service Coverage Ratio* (Refer Note 7)	2.89	2.29	2.87	2.01	2.21
22	Debtors Turnover* (Refer Note 7)	4.38	2.74	5.64	14.10	14.67
23	Inventory Turnover* (Refer Note 7)	0.45	0.23	0.52	1.34	1.26
24	Bad Debt to Account Receivable Ratio* (Refer Note 7)	-	-	-	-	-
25	Operating Margin %* (Refer Note 7)	27.28%	28.93%	34.79%	29.67%	34.38%
26	Net Profit Margin %* (Refer Note 7)	22.98%	20.70%	15.14%	3.40%	13.42%

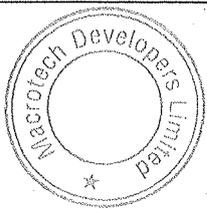
* Not Annualized except for the period ended on 31-March-2023 and 31-March-2022



(₹ in Crore)

STATEMENT OF AUDITED STANDALONE ASSETS AND LIABILITIES

Sr. No.	Particulars	As at 31-Mar-23 (Audited)	As at 31-Mar-22 (Audited)
A	ASSETS		
1)	Non-Current Assets		
	Property, Plant and Equipment	1,199.05	829.56
	Investment Property	245.04	360.80
	Goodwill	466.83	466.83
	Intangible Assets	44.31	54.62
	Financial Assets		
	Investments	345.05	222.77
	Loans	1,245.71	3,188.82
	Other Financial Assets	88.24	153.19
	Non-Current Tax Assets (net)	207.15	245.65
	Deferred Tax Assets (net)	215.19	-
	Other Non-Current Assets	22.71	26.07
	Total Non-Current Assets	4,079.28	5,548.31
2)	Current Assets		
	Inventories	28,602.88	25,909.12
	Financial Assets		
	Investments	34.57	389.61
	Loans	901.69	1,128.16
	Trade Receivables	728.10	511.12
	Cash and Cash Equivalents	1,274.53	334.36
	Bank Balances other than Cash and Cash Equivalents	425.17	686.63
	Other Financial Assets	3,496.54	2,019.86
	Other Current Assets	797.17	1,034.62
	Total Current Assets	36,260.65	32,013.48
	Total Assets (1 + 2)	40,339.93	37,561.79
B	EQUITY AND LIABILITIES		
1)	Equity		
	Equity Share capital	481.79	481.51
	Other Equity	12,087.12	11,694.59
		12,568.91	12,176.10
2)	Non-Current Liabilities		
	Financial Liabilities		
	Borrowings	1,574.30	2,068.27
	Lease Liability	352.94	-
	Trade Payables		
	Due to Micro and Small Enterprises	3.41	-
	Due to Others	1.54	2.48
	Other Financial Liabilities	114.44	152.91
	Provisions	21.63	16.56
	Deferred Tax Liabilities (Net)	-	170.32
	Other Non-Current Liabilities	-	93.28
		2,068.26	2,503.82
3)	Current Liabilities		
	Financial Liabilities		
	Borrowings	8,654.81	8,764.19
	Lease Liability	8.28	-
	Trade Payables		
	Due to Micro and Small Enterprises	69.17	29.80
	Due to Others	2,201.04	1,359.41
	Other Financial Liabilities	4,392.98	2,203.51
	Provisions	7.27	5.38
	Current Tax Liabilities	32.92	-
	Other Current Liabilities	10,336.29	10,519.58
		25,702.76	22,881.87
	Total Equity and Liabilities (1 + 2 + 3)	40,339.93	37,561.79

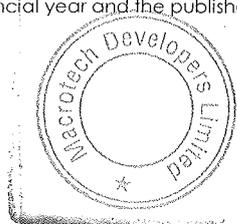


(₹ in Crore)		
STATEMENT OF AUDITED STANDALONE CASH FLOW		
	For the Year ended	
	31-Mar-23 (Audited)	31-Mar-22 (Audited)
(A) Operating Activities		
Profit Before Tax	194.29	1,598.68
Adjustments for :		
Depreciation, impairment and Amortisation Expense	124.17	56.12
Net Foreign Exchange Loss / (Gain)	82.78	53.84
Provision for Doubtful Receivables /Advances	1,180.65	-
Sundry Balances / Excess Provisions Written Off/ (Back) (Net)	(17.78)	(7.61)
(Profit) / Loss on Sale of Property, Plant and Equipment	(1.19)	0.20
Profit on Sale of Investments	(118.48)	(3.02)
Reversal of Diminution in Value of Investment	-	(8.68)
Gains / Loss arising from Fair Valuation of Financial Instruments	7.31	(10.66)
Dividend Income	-	(5.29)
Provision for Share based payment	76.59	39.43
Interest Income	(178.58)	(108.43)
Finance Costs	1,494.17	1,623.99
Operating Profit Before Working Capital Changes	2,843.93	3,228.57
Working Capital Adjustments:		
(Increase)/Decrease in Trade and Other Receivables	(1,461.53)	(670.63)
(Increase)/Decrease in Inventories	(331.81)	1,181.36
(Increase)/Decrease in Trade and Other Payables	260.94	(1,633.42)
Cash Generated From Operating Activities	1,311.53	2,105.88
Income Tax (Paid)/Refund	(203.95)	(145.37)
Net Cash Flows From Operating Activities	1,107.58	1,960.51
(B) Investing Activities		
Purchase of Property, Plant And Equipment (including Intangible)	(89.99)	(44.66)
Proceeds from Sale of Property, Plant And Equipment	14.91	0.22
Purchase of Non-Current Investments	(182.94)	(12.59)
Proceeds from Sale of Non-Current Investments	174.98	107.93
(Purchase) / Sale of Current Investments	353.42	866.83
Proceeds from / Investment in Bank Deposits (Net)	326.41	(746.97)
Loans (Given)/ Received back (Net)	1,068.33	(1,816.40)
Interest Received	24.56	15.98
Dividend Received	-	5.29
Net Cash Flows/ (used) From Investing Activities	1,689.68	(1,624.37)
(C) Financing Activities		
Proceeds from issue of Equity Shares including Premium	9.96	6,345.27
Proceeds from Borrowings	4,741.40	5,102.54
Repayment of Borrowings	(5,385.25)	(9,373.93)
Repayment of Lease Liability	(17.56)	-
Finance Costs paid	(1,205.64)	(1,599.67)
Net Cash Flow used in Financing Activities	(1,857.09)	(202.30)
(D) Net Increase/ (Decrease) in Cash and Cash Equivalents (A+B+C) :	940.17	133.84
Add: Cash and Cash Equivalents at the beginning of the year	334.36	200.52
Cash and Cash Equivalents at end of the year	1,274.53	334.36



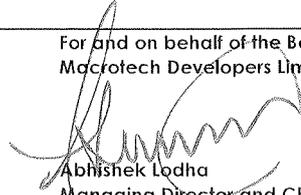
Notes to Audited Standalone Financial Results :

- i The above audited standalone financial results for the quarter and year ended 31-March-2023 have been reviewed by the Audit Committee and approved by the Board of Directors (the Board) at their respective meetings held on 22-April-2023. The statutory auditors have expressed an unmodified opinion on the audited standalone financial results for the year ended 31-March-2023.
 - 2 During the quarter ended on 31-March-2023, the Company has allotted 43,449 equity shares having a face value of ₹10 each upon exercise of options granted under the Macrotech Developers Limited- Employee Stock Option Scheme 2021- I and Macrotech Developers Limited- Employee Stock Option Scheme 2021- II
 - 3 The Board of Directors has recommended a Bonus Issue of Equity Shares in the ratio of 1 (One) fully paid-up Equity Share of ₹10 each for every 1 (One) existing fully paid-up Equity Share of ₹10 each held by the shareholders of the Company (as on the record date to be decided by the Company), subject to the approval of shareholders through Postal Ballot.
 - 4 The Board of Directors has recommended final dividend of ₹ 2.00 i.e. 20% per fully paid up pre bonus equity share of ₹ 10/- each (to be adjusted proportionately for bonus issue) for the financial year ended 31-March-2023. This payment of dividend is subject to approval of members of the Company at ensuing Annual General Meeting of the Company.
 - 5 The Company has filed a scheme of Merger by absorption of wholly owned subsidiaries namely Bellissimo Constructions and Developers Private Limited, Homescapes Constructions Private Limited, Primebuild Developers and Farms Private Limited, Palava Institute of Advanced Skill Training Private Limited and Center for Urban Innovation Private Limited with the Company before National Company Law Tribunal, Mumbai Bench(NCLT) on 15-November-2022 . The scheme has been approved by NCLT on 12-April-2023 and is reserved for order. Pending receipt of order and filling of the same with Registrar of Companies, no impact of the said scheme has been given in the financial results for the year ended 31-March-2023.
 - 6 Security Cover
The Company has maintained security cover of the outstanding Principal and interest accrued on its listed Secured Non-Convertible Debentures as at 31-March-2023, which is more than requisite coverage of 1.75 times as applicable.
 - 7 Definitions for Ratios:
 - a) Debt Equity Ratio : Paid-up Debt / Total Equity (Share Capital + Applicable Reserves)
 - b) Debt Service Coverage Ratio* : Earnings before Interest Expenses#, Depreciation and Tax (excludes Exceptional Item) / (Interest Expenses + Principal Repayment (excluding refinancing, prepayment and group debt))
 - c) Interest Service Coverage Ratio* : Earnings before Interest Expenses#, Depreciation and Tax (excludes Exceptional Item) / Interest cost
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 - i) Inventory Turnover* : Cost of Sales / Average Finished Inventory
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 - k) Net Profit Margin % : Profit After tax / Total Income
 - l) Bad Debt to Account Receivable Ratio : Bad Debt / Average Trade Receivables
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- * in times
- 8 The Company is mainly engaged in the business of real estate development, which is considered to be the only reportable segment by the management.
 - 9 The figures for the quarter ended 31-March-2023 and 31-March-2022 are the balancing figures between audited results in respect of full financial year and the published year to date reviewed figures up to the third quarter of the respective financial year.



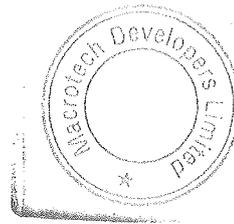
10 The figures for the corresponding previous year/period's have been regrouped/ reclassified, wherever considered necessary, to make them comparable with current period's classification.

For and on behalf of the Board of Directors of
Macrotech Developers Limited



Abhishek Lodha
Managing Director and CEO
DIN: 00266089

Place : Mumbai
Date : 22-April-2023



Information as per Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 with respect to issue of bonus equity shares

Sr. No.	Particulars	Details																								
1	Type of securities to be issued	Equity Shares																								
2	Type of Issuance	Bonus Issue																								
3	Total number of securities proposed to be issued	48,18,05,547 fully paid-up equity shares																								
4	Whether Bonus is out of free reserves created out of profits or share premium account	The bonus shares will be issued out of share premium and capital redemption reserve account available as per the audited financial statements of the Company for the financial year ended March 31, 2023																								
5	Bonus ratio	1:1																								
6	Details of share capital as on April 22, 2023	<table border="1"> <thead> <tr> <th rowspan="2">Particulars (Equity Shares)</th> <th colspan="2">Pre- Bonus Issue*</th> <th colspan="2">Post – Bonus Issue*</th> </tr> <tr> <th>No. of shares</th> <th>Face Value (Rs.)</th> <th>No. of shares</th> <th>Face Value (Rs.)</th> </tr> </thead> <tbody> <tr> <td>Authorised</td> <td>1,29,49,45,750</td> <td>₹ 10/-</td> <td>1,29,49,45,750</td> <td>₹ 10/-</td> </tr> <tr> <td>Paid Up</td> <td>48,18,05,547</td> <td>₹ 10/-</td> <td>96,36,11,094</td> <td>₹ 10/-</td> </tr> <tr> <td>Subscribed</td> <td>48,18,05,547</td> <td>₹ 10/-</td> <td>96,36,11,094</td> <td>₹ 10/-</td> </tr> </tbody> </table>	Particulars (Equity Shares)	Pre- Bonus Issue*		Post – Bonus Issue*		No. of shares	Face Value (Rs.)	No. of shares	Face Value (Rs.)	Authorised	1,29,49,45,750	₹ 10/-	1,29,49,45,750	₹ 10/-	Paid Up	48,18,05,547	₹ 10/-	96,36,11,094	₹ 10/-	Subscribed	48,18,05,547	₹ 10/-	96,36,11,094	₹ 10/-
Particulars (Equity Shares)	Pre- Bonus Issue*			Post – Bonus Issue*																						
	No. of shares	Face Value (Rs.)	No. of shares	Face Value (Rs.)																						
Authorised	1,29,49,45,750	₹ 10/-	1,29,49,45,750	₹ 10/-																						
Paid Up	48,18,05,547	₹ 10/-	96,36,11,094	₹ 10/-																						
Subscribed	48,18,05,547	₹ 10/-	96,36,11,094	₹ 10/-																						
7	Free Reserves and/or Share Premium required for implementing the bonus issue	₹ 481.81 crore																								
8	Free Reserves and or share premium/capital redemption reserve available for capitalization and the date as on which such balance is available	₹ 11,641.51 crore as on March 31, 2023																								
9	Whether the aforesaid figures are audited	Yes																								
10	Estimated date by which such bonus shares would be credited/dispatched	Within 2 months from the date of Board's approval, i.e. latest by June 21, 2023																								