

WEISSHORN REALTY PRIVATE LIMITED
(Formerly Picard Angst India Private Limited)
Registered Address: 81, Hemkunt Colony, Level-1, Opp. Nehru Place, DL 110048 IN
CIN: U70109DL2019FTC352561

Email id: india@picardangst.com

Phone no.: +91-11 - 4163 - 5599, 4183-5599

09 February 2024

To,
BSE Limited,
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai-400001

Script Code: 974625

Sub: Intimation of Outcome of the Board Meeting held on 09 February 2024

Ref: Regulation 52, 51, Part- of Schedule III of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

Dear Sir/Madam,

This is to inform you that the Board of directors at its meeting held on 09 February 2024 *inter alia*, considered and approved the following:

- a) *Unaudited Financial Results of Company along with Limited review report issued by A.V. Arolkar & Co., Chartered Accountants, for the quarter ended December 31, 2023.*
- b) *Appointment of Mr. Shailesh Tripathi and Mr. Ajay Sirohi as authorized signatory for operating company bank account in Deutsche Bank.*
- c) *Appointment Mr. Nikunj Parmar as authorized signatory for operating GST portal of the Company.*

The above said Board meeting commenced at 03.00 p.m and concluded at 03.30 p.m.

The Unaudited Financial Results of Company and the Limited review report issued by A.V. Arolkar & Co., Chartered Accountants along with the Statement of deviation/variation in use of issue proceeds, for the quarter ended December 31, 2023 are enclosed. We request you to kindly take the above information on your record.

Yours faithfully,

For Weisshorn Realty Private Limited



Meenakshi Chaturvedi
Compliance Officer
Membership No. A72258



a.v. aROLKAR & CO.

Chartered Accountants

Registered Address : 9R/13th Floor, Navjivan Commercial Premises, Dr. Dadasaheb Bhadkamkar Marg, Mumbai - 400 008. India.
Correspondence Address : 403, Radhe Vallabh CHS Ltd., Modi Chambers, Near French Bridge, Opera House, Mumbai - 400 004. India.
Landline : 022 4354 4435 E-mail : info@avarolkar.com Web : www.avarolkar.com

To,

The Board of Directors,

Weissborn Realty Private Limited

(formerly known as Picard Angst India

Private Limited)

Dear Sir,

Re : Limited Review Report of the unaudited financial results for Quarter 3 ended December 31, 2023.

We have reviewed the accompanying statement of unaudited financial results of Weissborn Realty Private Limited (formerly known as Picard Angst India Private Limited) for the period ended December 31, 2023 ("The Statement") attached herewith, being submitted by the Company pursuant to the requirement of Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements), Regulations, 2015 as amended ("Regulations").

This statement is the responsibility of the Company's Management and has been approved by the Board of Directors has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under section 133 of the Companies Act, 2013 read with relevant rules issued there under and other accounting principles generally accepted in India. Our responsibility is to issue a report on these Statement based on our review.





a.v. aROLKAR & CO.

Chartered Accountants

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 provides 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 Indian Accounting Standards specified under section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other recognised accounting practices and policies has not disclosed the information required to be disclosed in the in terms of Regulation 52 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.

Our conclusion on the statement is not modified in respect of the above matters.

For A. V. Arolkar & Co.,

Chartered Accountants

FRN : 100542W



Abhay Vasant Arolkar

Partner

Membership No. 032453

UDIN : 24032453 BKAZCB5333

Place : Mumbai

Date : February 09, 2024

Weisshorn Realty Private Limited
(formerly known as Picard Angst India Private Limited)
CIN: U70109DL2019FTC352561

Statement of Financial Results for the Quarter and Nine Months Ended December 31, 2023

(Amounts in Rs. thousand)

S.No	Particulars	Quarter Ended			Nine Months Ended		Year ended
		December 31, 2023	September 30, 2023	December 31, 2022	December 31, 2023	December 31, 2022	March 31, 2023
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
I.	Revenue from operations	-	-	-	-	-	-
II.	Other income	30,810	10,434	-	48,778	-	3,193
III.	Total Income (I + II)	30,810	10,434	-	48,778	-	3,193
IV.	Expenses:						
	Cost of land purchased	-	-	-	-	-	9,51,132
	Changes in inventories during the	(60,141)	(53,266)	-	(1,67,196)	-	(9,51,132)
	Employee Benefit Expenses	2,725	2,382	-	6,359	-	-
	Depreciation	32	18	-	49	-	-
	Finance costs	88,587	88,587	-	2,64,818	-	13,946
	Other expenses	6,335	8,866	542	17,532	1,088	3,998
V.	Total expenses	37,537	46,586	542	1,21,562	1,088	17,944
VI.	Profit / (Loss) before tax (III-V)	(6,727)	(36,152)	(542)	(72,784)	(1,088)	(14,751)
VII.	Tax expense:						
	(1) Current tax	-	-	-	-	-	-
	(2) Deferred tax	-	-	-	-	-	-
VIII.	Profit / (Loss) for the year (V - VI)	(6,727)	(36,152)	(542)	(72,784)	(1,088)	(14,751)
IX.	Earnings / (Loss) per equity share:						
	(1) Basic	(9.61)	(51.65)	(0.77)	(103.98)	(1.55)	(21.07)
	(2) Diluted	(9.61)	(51.65)	(0.77)	(103.98)	(1.55)	(21.07)

The accompanying notes forms an integral part of the financial statements

For A. V. Arolkar & Co.,
Chartered Accountants

MUMBAI
M.No.032453
Firm Reg. No.
100542W
Abhay Vasant Arolkar
Partner
Place : Mumbai
Date: February 09, 2024
UDIN: 24032453BKAZCB5333

For Weisshorn Realty Private Limited
(formerly known as Picard Angst India Private Limited)

Ajay Sirohi
Director (DIN:07634663)
Place : Switzerland
Date: February 09, 2024

Notes to the Financial Results

- The financial results have been prepared in accordance with the requirement of regulation 52 of the SEBI (Listing obligations and Disclosure Requirements) Regulations 2015, as amended and the Accounting Standards as prescribed under section 133 of the companies Act, 2013, read with Rule 7 of the Accounting Standards prescribed in the Companies (Accounting Standards) Rules, 2014 and the provisions to the extent applicable.
- Figures have been regrouped or reclassified wherever necessary to make them comparable with current period ended figures.
- Additional disclosures as per regulation 52(4) of Securities and Exchange Board of India (Listing obligations and Disclosure Requirements) Regulations, 2015 for the Nine Months ended on December 31, 2023 as follows:

Particular	Quarter Ended			Nine Months Ended		Year Ended
	December 31, 2023	September 30, 2023	December 31, 2022	December 31, 2023	December 31, 2022	March 31, 2023
a) Debt equity ratio *(1)	(23)	(25)	-	(23)	NA	(176)
b) Debt service coverage ratio *(2)	NA	NA	NA	NA	NA	NA
c) Interest service coverage ratio *(2)	NA	NA	NA	NA	NA	NA
d) Capital Redemption Reserve/Debt Redemption Reserve *(3)	NA	NA	NA	NA	NA	NA
e) Current ratio	3	5	21	3	21	42
f) Longterm debt to working capital ratio *(2)	3	2	NA	3	NA	1
g) Bad debts to account receivable ratio *(4)	NA	NA	NA	NA	NA	NA
h) Current liability ratio	0.14	0.10	0.05	0.14	0.05	0.02
i) Total debts to total assets ratio *(2)	0.90	0.93	NA	0.90	NA	1
j) Debtors turnover *(5)	NA	NA	NA	NA	NA	NA
k) Inventory turnover *(5)	NA	NA	NA	NA	NA	NA
l) Operating margin % *(6)	NA	NA	NA	NA	NA	NA
m) Net profit margin % *(7)	-22%	-346%	NA	-149%	NA	-462%

Notes to ratio

*1) Since we have issued the non convertible debenture during the month of February 2023, prior to that company has no debt.

*2) Since company has incurred losses for the reported financial year.

*3) Debenture redemption reserve shall be created out of profits of the company available for payment of dividend. Since the company did not have any profits hence no amount was transferred to Debenture Redemption Reserve.

*4) Company has not made any bad debt during the reported financial year.

*5) Since company has not made any sale during the reported financial year

*6) Company has not any operating sales during the reportable financial year

*7) The company has not started commercial operations, hence, Net Profit Margin ratio is not giving an appropriate picture.

Debt equity ratio = Debt / Total Equity (Equity share capital + Reserve & Surplus)

Debt service coverage ratio = Earning before interest and tax/ (interest + principal repayment long term and short term debts (excluding refinancing prepayment of loan)

Interest service coverage ratio = Earning before interest and tax/ Interest expense on long term and short term debts

Net Worth = Equity share capital + other equity (excluding capital reserve, Debenture Redemption Reserve)

Current Ratio = Current asset/Current liabilities

Current Liability Ratio = Current liabilities/Total liabilities

Longterm debt to working capital ratio = Long term borrowing/ Working capital (Current assets - current liabilities)

Total debt to total assets ratio = (Long term borrowing+ Short term borrowing + current maturities)/Total assets

Debtors turnover ratio = Revenue from operations / Average Trade receivable

Inventory turnover ratio = Revenue from operations / Average Inventory

Bad debts to account receivable ratio = Bad Debt/Average Trade Receivable

Operating margin % = Earning before interest expense, Tax impairment of assets & exceptional items less other income / Revenue from operation

Net profit margin % = Profit after tax / Total Income

- Disclosure as per Regulation 54 of Securities and exchange board of India (Listing obligation and Disclosure Requirements) Regulation , 2015 for the quarter and nine months ended December 31, 2023 is not applicable as company has issued unsecured non-convertible debenture on private placement
- On February 23, 2023 the company allotted 19500, unsecured, 18% Redeemable non-convertible debentures (NCD) of Rs.1,00,000 each amounting to Rs. 1,95,00,00,000 through private placement.

For A. V. Arolkar & Co.,

Chartered Accountants

M.No.032453

Firm Reg. No.

100542W

Abhay Vasant Arolkar

Partner

Place : Mumbai

Date: February 09, 2024

UDIN: 24032453BKAZCB533

For Weisshorn Realty Private Limited

(formerly known as Picard Angst India Private Limited)

Gay Sirohi

Director (DIN: 07634663)

Place : Switzerland

Date:



Registered Address : 9R/13th Floor, Navjivan Commercial Premises, Dr. Dadasaheb Bhadkamkar Marg, Mumbai - 400 008. India.
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Annexure I

Name of the Issuer	ISIN	Mode of Fund Raising (Public issues/Private placement)	Type of instrument	Date of raising funds	Amount Raised	Funds utilized	Any deviation (Yes/ No)	If 8 is Yes, then specify the purpose of for which the funds were utilized	Remarks, if any
1	2	3	4	5	6	7	8	9	10
Weissborn Realty Private Limited (formerly known as Picard Angst India Private Limited)	INEOOK C08011	Private Placement	Non Convertible debentures	February 23, 2023	195 crore	94.08 Crore	No	NA	NA

b. Statement of deviation/ variation in use of issue proceeds:

Particulars	Remarks
Name of Listed Entity	Weissborn Realty Private Limited (formerly known as Picard Angst India Private Limited)
Mode of fund raising	Private Placement
Type of instrument	Non-Convertible Debentures
Date of raising funds	February 23, 2023
Amount raised	INR 195 crore
Report filed for quarter ended	Dec-23
Is there a deviation/ variation in use of funds raised?	No
Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document?	No
If yes, details of the approval so required?	N A
Date of approval	N A
Explanation for the deviation/ variation	N A
Comments of the audit committee after review	N A
Comments of the auditors, if any	NA
Objects for which funds have been raised and where there has been a deviation/ variation, in the following table:	NA





Original Object	Modified Object, if Any	Original Allocation	Modified allocation if Any	Funds Utilised	Amount of Deviation/ Variation for the half year according to applicable object (INR Crores and in %)	Remarks, If any
Not Applicable						
Deviation could Mean:						
a. Deviation in the objects or purposes for which the funds have been raised						
b. Deviation in the amount of funds actually utilized as against what was originally disclosed						

For A. V. Arolkar & Co.,
Chartered Accountants



Abhay Vasant Arolkar
Partner

Place : Mumbai

Date: February 09, 2024
UDIN: 24032453 BKAZCC6833