



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

The Board of Directors,

Weisshorn Realty Private Limited

(formerly known as Picard Angst India
Private Limited)

Dear Sir,

**Re : Limited Review Report of the unaudited financial results for Quarter 2 ended
September 30, 2023.**

We have reviewed the accompanying statement of unaudited financial results of Weisshorn Realty Private Limited (formerly known as Picard Angst India Private Limited) for the period ended September 30, 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.

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.





a.v. aROLKAR & CO.

Chartered Accountants

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 : 23032453BGSYIU1831

Place : Mumbai

Date : 06/11/2023

Weisshorn Realty Private Limited
(formerly known as Picard Angst India Private Limited)
CIN: U70109DL2019FTC352561
Balance Sheet as at September 30, 2023

(Amounts in Rs. thousand)

Particulars	As at September 30, 2023 (Unaudited)	As at September 30, 2022 (Audited)	As at March 31, 2023 (Audited)
I. EQUITY AND LIABILITIES			
Shareholders' funds			
(a) Share capital	7,000	7,000	7,000
(b) Reserves and surplus	(84,149)	(3,886)	(18,091)
Non Current Liabilities			
(a) Long term Borrowings	19,50,000	-	19,50,000
Current Liabilities			
(a) Other current liabilities	2,14,462	1,659	46,939
TOTAL	20,87,313	4,773	19,85,848
II. ASSETS			
Non Current Assets			
(a) Property, Plant and Equipment and Intangible Assets	376	-	-
(b) Non Current Investment	500	-	-
(c) Long term Loans & Advances	7,411	-	2,044
(d) Other Non Current Assets	1,890	-	195
Current Assets			
(a) Inventories	10,58,187	-	9,51,132
(b) Cash and bank balances	10,16,853	4,409	10,27,317
(c) Other Current Assets	2,096	364	5,160
TOTAL	20,87,313	4,773	19,85,848

The accompanying notes forms an integral part of the financial statements

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

Abhay Vasant Arolkar
Partner

Place : Mumbai

Date: 6-November-2023

UDIN: 23032453BCSYI1931



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

Ajay Sirohi
Director

DIN: 07634663

Date: 6-November-2023

Place: SWITZERLAND

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

CIN: U70109DL2019FTC352561

Statement of Financial Results for the Quarter and Half Year Ended September 30, 2023

(Amounts in Rs. thousand)

S.No	Particulars	Quarter ended			Half year ended		Year ended
		September 30, 2023	June 30, 2023	September 30, 2022	September 30, 2023	September 30, 2022	March 31, 2023
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)	(Audited)
I.	Revenue from operations	-	-	-	-	-	-
II.	Other income	10,434	7,534	-	17,968	-	3,193
III.	Total Income (I + II)	10,434	7,534	-	17,968	-	3,193
IV.	Expenses:						
	Cost of land purchased	-	-	-	-	-	9,51,132
	Changes in inventories during the	(53,266)	(53,790)	-	(1,07,056)	-	(9,51,132)
	Employee Benefit Expenses	2,382	1,253	-	3,635	-	-
	Depreciation	18	-	-	18	-	-
	Finance costs	88,587	87,644	-	1,76,231	-	13,946
	Other expenses	8,866	2,331	474	11,197	545	3,998
V.	Total expenses	46,587	37,438	474	84,025	545	17,944
VI.	Profit / (Loss) before tax (III-V)	(36,153)	(29,904)	(474)	(66,057)	(545)	(14,751)
VII.	Tax expense:						
	(1) Current tax	-	-	-	-	-	-
	(2) Deferred tax	-	-	-	-	-	-
VIII.	Profit / (Loss) for the year (V - VI)	(36,153)	(29,904)	(474)	(66,057)	(545)	(14,751)
IX.	Earnings / (Loss) per equity share:						
	(1) Basic	(51.65)	(42.72)	(0.68)	(94.37)	(0.78)	(21.07)
	(2) Diluted	(51.65)	(42.72)	(0.68)	(94.37)	(0.78)	(21.07)

The accompanying notes forms an integral part of the financial statements

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

Abhay Vasant Arolkar
Partner

Place : Mumbai

Date: 6-November-2023

UDIN: 23032453BGSYIU1831

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

Ajay Sirohi
Director

DIN:07634663

Date: 6-November-2023

PLACE: SWITZERLAND

Weisshorn Realty Private Limited
(formerly known as Picard Angst India Private Limited)
CIN: U70109DL2019FTC352561
Cash Flow Statement for the Half Year ended 30th September 2023

(Amounts in Rs. thousand)

Particulars	For the half year ended September 30, 2023 (Unaudited)	For the half year ended September 30, 2022 (Audited)	For the year ended March 31, 2023 (Audited)
A. Cash flow from operating activities			
Profit / (Loss) before tax	(66,057)	(545)	(14,751)
Adjustments for:			
Finance Cost	1,76,231	-	13,946
Interest on Fixed Deposit	(17,968)	-	(3,193)
Operating profit before working capital changes	92,206	(545)	(3,998)
Changes in working capital:			
Adjustments for (increase) / decrease in operating assets:			
Long term Loans & Advances	(5,367)	-	(1,328)
Other Non Current Assets	(1,695)	-	(195)
Inventories	(1,07,056)	-	(9,29,836)
Other Current Assets	3,064	(64)	(1,429)
Adjustments for increase / (decrease) in operating liabilities:			
Other current liabilities	1,67,523	437	9,695
Short Term Provisions	-	172	-
Cash generated from operations			
Net income tax (paid) / refunds	-	-	-
Net cash flow from / (used in) operating activities (A)	1,48,675	-	(9,27,091)
B. Cash flow from investing activities			
Interest on Fixed Deposit	17,968	-	-
Purchase of Fixed Asset	(376)	-	-
Investment in Fixed Deposit	1,94,500	-	(1,95,000)
Net cash flow from / (used in) investing activities (B)	2,12,092	-	(1,95,000)
C. Cash flow from financing activities			
Interest Accrual on Debentures	(1,76,231)	-	-
Issue of Debentures	-	-	19,50,000
Net cash flow from / (used in) financing activities (C)	(1,76,231)	-	19,50,000
Net Increase / (decrease) in cash and cash equivalents (A+B+C)	1,84,536	-	8,27,908
Cash and Cash Equivalents at the beginning of the year	8,32,317	4,409	4,409
Cash and Cash Equivalents at the end of the year	10,16,853	4,409	8,32,317
Notes:			
See accompanying notes forming part of the financial statements			

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



Abhay Vasant Arolkar
Partner
Place : Mumbai

Date: 6-November-2023

UDIN: 23032453BGSYIU1831

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

Ajay Sirohi
Director

DIN: 07634663

Date: 6-November-2023

Place: SWITZERLAND

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 Half Year ended on September 30, 2023 as follows:

Particular	Quarter Ended			Half Year Ended		Year Ended
	As at September 30, 2023	As at June 30, 2023	As at September 30, 2022	As at September 30, 2023	As at Sept 30, 2022	As at March 31, 2023
a) Debt equity ratio *(1)	(25)	(48)	-	(73)	-	(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	5	8	3	13	3	42
f) Longterm debt to working capital ratio *(2)	2	2	-	4	-	1
g) Bad debts to account receivable ratio *(4)	NA	NA	NA	NA	NA	NA
h) Current liability ratio	0.10	0.06	0.35	0.16	0.35	0.02
i) Total debts to total assets ratio *(2)	1	1	-	2	-	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)	-346%	-397%	NA	-743%	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 half year ended September 30, 2023 is not applicable as company has issued unsecured non-convertible debenture on private placement basis.

- 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

Abhay Vasant Arolkar
Partner
Place : Mumbai
Date: 6-November-2023
UDIN: 23032453BGSYIU1831



For Weissborn Realty Private Limited
(formerly known as Pioner Angst India Private Limited)

Ajay Sirohi
Director
DIN:07634663
Date: 6-November-2023
Place: SWITZERLAND



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	92.54 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	Sep-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





a.v. aROLKAR & CO.

Chartered Accountants

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
Firm Regn. NO. 100542W

Abhay Vasant Arolkar
Partner

Place : Mumbai

Date: November 6, 2023

UDIN:23032453BGSYIV3609

