TERRAFORM REALSTATE LIMITED

Corporate Identity Number: L27200MH1985PLC035841

Regd. Off.: Godrej Coliseum, A- Wing 1301, 13th Floor, Behind Everard Nagar,
Off Eastern Express Highway, Sion (East), Mumbai -400 022 T: + 91 (22) 62704900
Web: www.terraformrealstate.com E-mail: secretarial@terraformrealty.com

---

November 12, 2024

To,
Department of Corporate Services - CRD
BSE Limited
P.J. Towers, Dalal Street,
Mumbai- 400 001.

Company Code: 512157

Dear Sir/Madam,

Sub: Outcome of Board Meeting and disclosure under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Pursuant to Regulation 33 and Regulation 30 read with Schedule III of SEBI (Listing Obligations & Disclosure Requirements) Regulations 2015, we are pleased to inform you that the Board of Directors of the Company at its meeting held on November 12, 2024 commenced at 11:30 a.m. and concluded at 01:00 p.m inter-alia, considered and approved the following business:

1. Un-audited Financial Results of the Company for the Second Quarter ended September 30, 2024; and

2. Limited Review Report of the Statutory Auditors of the Company for the said period;

We request you to take the above information on record.

Thanking You,

Yours faithfully,
FOR TERRAFORM REALSTATE LIMITED

ANKITA GUPTA
Digitally signed by ANKITA GUPTA
Date: 2024.11.12 13:25:31 +05'30'

Ankita Gupta
Company Secretary & Compliance Officer

Encl: As above

TERRAFORM REALSTATE LIMITED

CIN- L27200MH1985PLC035841

Registered Office:- Godrej Coliseum, A- Wing 1301, 13th Floor, Behind Everard Nagar, Off Eastern Express Highway, Sion (East), Mumbai 400 022. T: + 91 (22) 62704900. Web: www.Terraformrealstate.com

E-mail: secretarial@terraformrealty.com

STATEMENT OF UN-AUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30TH SEPTEMBER, 2024

(Amt in Lakhs. Except EPS)

Sr. No.	Particulars	Quarter ended			Half- Year ended		Year ended
		Un-Audited	Un-Audited	Un-Audited	Un-Audited	Un-Audited	Audited
		30.09.2024	30.06.2024	30.09.2023	30.09.2024	30.09.2023	31.03.2024
	Income						
1	Revenue from Operations	-	-	-	-	-	-
2	Other Incomes	0.00	0.00	0.00	0.01	0.01	0.01
3	**Total Income (1+2)**	**0.00**	**0.00**	**0.00**	**0.01**	**0.01**	**0.01**
4	**Expenses**						
	a) Cost of Materials consumed	-	-	-	-	-	-
	b) Purchases of stock-in-trade	-	-	-	-	-	-
	c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	-	-	-	-	-	-
	d) Employee benefit expenses	-	-	-	-	-	-
	e) Finance costs						
	f) Depreciation and amortisation expenses	-	-	-	-	-	-
	g) Other Expenses	1.18	1.23	1.10	2.42	2.50	4.90
	Total Expenses	**1.18**	**1.23**	**1.10**	**2.42**	**2.50**	**4.90**
5	**Profit (Loss) before exceeptional and extraordinary items and tax (3-4)**	**(1.18)**	**(1.23)**	**(1.10)**	**(2.41)**	**(2.49)**	**(4.89)**
6	Exceptional items	-	-	-	-	-	-
7	**Profit / (Loss) before extraordinary items and tax (5-6)**	**(1.18)**	**(1.23)**	**(1.10)**	**(2.41)**	**(2.49)**	**(4.89)**
8	Extraordinary items	-	-	-	-	-	-
9	**Profit / (Loss) before tax**	**(1.18)**	**(1.23)**	**(1.10)**	**(2.41)**	**(2.49)**	**(4.89)**
10	**Tax expense :**						
	a) Current Tax	-	-	-	-	-	-
	b) Short/ (Excess) provision of earlier year	-	-	-	-	-	-
	c) Deferred Tax	0.31	0.32	0.29	0.63	0.65	0.42
11	**Net Profit/(Loss) for the period from continuing Operations (9-10)**	**(0.87)**	**(0.91)**	**(0.81)**	**(1.78)**	**(1.84)**	**(4.47)**
12	Profit (Loss) from discontinuing Operations before tax	-	-	-	-	-	-
13	Tax expense of discontinuing operations	-	-	-	-	-	-
14	Net Profit/(Loss) from discontinuing operations after tax	-	-	-	-	-	-
15	**Profit/(Loss) for the period (11+14)**	**(0.87)**	**(0.91)**	**(0.81)**	**(1.78)**	**(1.84)**	**(4.47)**
16	Other Comprehensive Income (OCI)	-	-	-	-	-	-
17	Total Comprehensive income for the period (15+16)	**(0.87)**	**(0.91)**	**(0.81)**	**(1.78)**	**(1.84)**	**(4.47)**
18	Share of Profit / (Loss) of Associates	-	-	-	-	-	-
19	Disposal in the stake of Subsidiary.	-	-	-	-	-	-
20	Non-Controlling Interest	-	-	-	-	-	-
21	**Net Profit / (Loss) after Taxes, Minority Interest and Share of Profit / (Loss) of Associates (15 ± 16 ± 17 ± 18)**	**(0.87)**	**(0.91)**	**(0.81)**	**(1.78)**	**(1.84)**	**(4.47)**
22	**Paid-up Equity Share Capital (Face Value of the Share shall be Indicated)**	**50.00**	**50.00**	**50.00**	**50.00**	**50.00**	**50.00**
23	Other Equity	-	-	-	-	-	(2.05)
24. i.	**Earnings per Share (Before Extraordinary items) (of Rs. Nil each) (Not Annualised):**						
	(a) Basic						
	(b) Diluted	**(0.17)**	**(0.18)**	**(0.16)**	**(0.36)**	**(0.37)**	**(0.89)**
24. ii.	**Earnings per Share (After Extraordinary items) (of Rs. Nil each) (Not Annualised)**						
	(a) Basic						
	(b) Diluted	**(0.17)**	**(0.18)**	**(0.16)**	**(0.36)**	**(0.37)**	**(0.89)**

1	The above results for the quarter ended 30th, September 2024 are reviewed and recommended by the Audit Committee and approved by the Board of Directors of the Company in their respective meeting held on 12th November 2024 and are subjected to a "Limited Review Report" by the Statutory Auditor.
2	The Un-Audited Finacial Results for the Quarter ended 30.09.2024 of the Company are available on the Company's website www.terraformrealstate.com and also available on BSE Ltd. respectively.
3	The above statements has been prepared in accordance with the Companies (Indian Accounting Standards) Rules, 2015 (Ind AS) prescribed under Section 133 of the Companies Act, 2013 and other recognised aaccounting practices and policies to the extent applicable.
4	The figures of previous periods are regrouped / rearranged wherever considered necessary to correspond with the current period presentation.
5	The figures in ` Lakhs are rounded off to two decimals.

For TERRAFORM REALSTATE LIMITED

BHAVISHA KANTILAL DEDHIA

DATE : 12.11.2024

PLACE : Mumbai

BHAVISHA DEDHIA

Managing Director

DIN No. 09471104

TERRAFORM REALSTATE LIMITED

CIN- L27200MH1985PLC035841

Registered Office:- Godrej Coliseum, A- Wing 1301, 13th Floor, Behind Everard Nagar, Off Eastern Express Highway, Sion (East), Mumbai 400 022.

Un-Audited Statement of Cash Flow for the period ended September 30, 2024

Particulars	(Amount in Lakh) 30.09.2024	(Amount in Lakh) 30.09.2023
A Cash flow from operating activities :		
Profit before tax	(2.41)	(2.49)
Adjustments for:		
Interest	(0.01)	(0.01)
Share of (profit)/Loss from partnership firm	(0.00)	0.00
Operating profit before working capital changes	**(2.42)**	**(2.49)**
Adjustments for:		
Decrease/(increase) in non-current Investments	5.00	5.00
Decrease/Increase Loans and Advances		(0.04)
Decrease/(increase) in non-current financial assets	-	-
Decrease/(increase) in current financial assets	-	-
Decrease/(increase) in other current assets	(2.32)	(2.28)
Increase in trade receivables	-	-
Decrease/Increase in trade payables	(0.25)	-
Decrease/Increase in current financial liabilities	(0.01)	0.05
Increase in non-financial liabilities	-	-
Increase in provisions	-	-
Increase in other current laibilites	-	-
	2.41	**2.74**
Cash generated from operating activities	**(0.00)**	**0.24**
Short Provision of earlier years	-	-
Income Tax Paid (net)	-	-
Net cash generated from operating activities	**(0.00)**	**0.24**
B Cash flow from investing activities:		
Interest	(0.01)	(0.01)
Share of (profit)/Loss from partnership firm	(0.00)	0.00
	(0.01)	(0.00)
C Cash flow from financing activities:		
(Repayment)/proceeds of Long term borrowings, net	-	-
(Repayment)/proceeds of short term borrowings, net	-	-
Interest paid	-	-
Dividends paid	-	-
corporate dividend tax	-	-
Net cash generated from financing activities	**-**	**-**
Net increase in cash and cash equivalents (A+B+C)	**0.00**	**0.25**
Cash and cash equivalents at the beginning of the year	1.16	0.64
Cash and cash equivalents at the end of the year	**1.16**	**0.89**

1	Figures in bracket represent cash outflow.
2	Direct taxes paid are treated as arising from operating activities and are not bifercated between Investing and financing activities.
3	The Cash and cash equivalents figures are net off overdrawn balance with bank reflected in other current liabilities.
4	The accompanying notes are intergal part of Financial Statements

For TERRAFORM REALSTATE LIMITED

BHAVISHA
KANTILAL
DEDHIA

Digitally signed by BHAVISHA KANTILAL DEDHIA
Date: 2024.11.12 13:07:10 +05'30'

DATE : 12.11.2024
PLACE : Mumbai

BHAVISHA DEDHIA
Managing Director
DIN No. 09471104

TERRAFORM REALSTATE LIMITED

CIN- L27200MH1985PLC035841

Registered Office:- Godrej Coliseum, A- Wing 1301, 13th Floor, Behind Everard Nagar, Off Eastern Express Highway, Sion (East), Mumbai 400 022.

Unaudited Statement of Assets and Liabilities

	Particulars	As at 30.09.2024 (Un- Audited) (Amount in Lakh)	As at 31.03.2024 (Audited) (Amount in Lakh)
A	**ASSETS**		
1	**Non-current Assets**		
(a)	Property, plant and equipment	0.00	0.00
(b)	Intangible Asset	0.00	0.00
(c)	Capital work-in progress	0.00	0.00
(d)	Financial Assets		
	i) Investments	41.63	46.63
	ii) Loans	0.00	0.00
(e)	Deferred tax Asseta	9.93	9.34
(e)	Other Non Current Assets	0.00	0.00
	Sub-Total of Non-Current Assets	51.56	55.97
2	**Current Assets**		
(a)	Inventories	0.00	0.00
(b)	Financial Assets		
	(i) Investments	0.00	0.00
	(ii) Trade Receivables	0.00	0.00
	(iii) Cash and Cash Equivalents	1.16	1.16
	(iv) other Bank Balances	0.00	0.00
	(v) Loans and Advances	0.04	0.00
	(vi) Other Financial Assrts	0.00	0.00
(c)	other Current Assets	6.83	4.51
	Sub-Total of Current Assets	8.03	5.66
	TOTAL ASSETS	59.59	61.64
B	**EQUITY AND LIABILITIES**		
1	**Equity**		
(a)	Equity Share Capital	50.00	50.00
(b)	Other Equity		
	(i) Retained Earings	0.00	0.00
	(ii) Reserves and surplus	-3.84	-2.05
	(ii) Other reserves	0.00	0.00
	Sub-total Shareholders Funds	46.16	47.95
2	**Liabilities**		
1	**Non-Current Liabilities**		
	(a) Financial Liabilities		
	(i) Borrowings	9.50	9.50
	(ii) Trade Payables	0.00	0.00
	(b) Deferred Tax Liabilities	0.00	0.00
	(c) other Non-Current Liabilities	0.00	0.00
	Sub-Total Non-Current Liabilities	9.50	9.50
2	**Current Liabilities**		
(a)	Financial Liabilities		
	(i) Borrowings	0.00	0.00
	(ii) Trade Payables	0.03	0.28
	(iii) other Financial Liabilities	3.90	3.91
(b)	Other Current Liabilities	0.00	0.00
(c)	Provisions	0.00	0.00
	Sub-total - Current Liabilities	3.93	4.19
	Total Equity and Liabilities	59.59	61.64

For Terraform Realstate Limited

BHAVISHA
KANTILAL
DEDHIA

BHAVISHA DEDHIA
Managing Director
DIN No. 09471104

DATE : 12.11.2024
PLACE : Mumbai

Independent Auditor's Review Report on Unaudited Quarterly and Year to Date Standalone Financial Results of **TERRAFORM REALSTATE LIMITED** pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

To,
The Board of Directors of
TERRAFORM REALSTATE LIMITED

We have reviewed the accompanying Statement of Unaudited Standalone Financial Results of **TERRAFORM REALSTATE LIMITED** ("the Company") for the quarter ended September 30, 2024 and year to date result for the period April 1, 2024 to September 30, 2024, ("The Statement"), attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations");

This Statement, which is the responsibility of the Company's Management and approved by the 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, and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended. Our responsibility is to express a conclusion on the Statement based on our review.

We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion;

Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement of Unaudited Standalone Financial Results prepared in accordance with applicable Indian Accounting Standards, prescribed under section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other recognized accounting practices generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which, it is to be disclosed, or that it contains any material misstatement.

For J. D. Zatakia & Company
Chartered Accountants
Firm Regn. No. 111777W

J. D. Zatakia - Proprietor
Membership No.17669
UDIN: 24017669BKCRXE3653
Place: Mumbai
Date: November 12, 2024

306, Rupa Plaza, Jawahar Road,
Ghatkopar (E), Mumbai – 400 077.
: +91 - 22 - 25011051
+91 - 22 - 25010052
98201 22976
jdzatakia@jdzatakia.com