

TERRAFORM REALSTATE LIMITED

Corporate Identity Number: L27200MH1985PLC035841

2nd November, 2018

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

Company Code : 512157
Name of the Company : Terraform Realstate Limited
E-mail id : secretarial@terraformrealty.com.

Dear Sir,

SUB: Intimation on the Outcome of Board Meeting held on November 2, 2018 and disclosure under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Pursuant to Regulation 30 read with Schedule III of SEBI (Listing Obligations & Disclosure Requirements) Regulations 2015, We wish to inform you the outcome of the Meeting of the Board of Directors of the Company held on Friday, November 2, 2018 at 4.00 p.m. wherein the Board of Directors had considered and approved following business:-

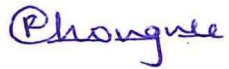
1. Approved the Un-audited Financial Results for the quarter and half year ended 30th September, 2018 and Limited review Report of the Statutory Auditors of the Company. The said results have been reviewed by the Audit Committee. **(Please find enclosed herewith copy of the Financial Results for the quarter ended 30th September, 2018.)**
2. Appointment of Hitesh Gohil (DIN: 07099313) as an Additional Director of the Company in the category of Non-executive Director with effect from 2nd November, 2018.
3. Appointment of Mr.Amol Bhokare as internal Auditor of the Company in place of existing internal Auditor of the company whose place of office vacate due to death.

The Board Meeting Commenced at 4.00 p.m. and Concluded at 4.50 p.m.

You are requested to take the same on record.

Thanking You,

Yours Faithfully,
For **TERRAFORM REALSTATE LIMITED**



RAJESHREE M. CHOUGULE
COMPANY SECRETARY

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.
TEL: 91 (22) 25264900 Email: secretarial@terraformrealty.com Website: www.Terraformrealstate.com

Statement of Standalone Un- Auditted Financial Results for the Quarter and Half Year Ended 30th September, 2018

(Amt in Lakhs. Except EPS)

Sr. No.	Particulars	Standalone			Standalone		Standalone
		Quarter ended			Half- Year ended		Year ended
		30.09.2018	30.06.2018	30.09.2017	30.09.2018	30.09.2017	31.03.2018
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
	Income						
1	Revenue From Operations	-	-	-	-	-	-
2	Other Income	-	-	-	-	-	-
3	Total Income	-	-	-	-	-	-
4	Expenses						
	a) Cost Of Materials Consumed	-	-	-	-	-	-
	b) Purchase Of Stock-In-Trade	-	-	-	-	-	-
	c) Change In Inventories Of Finished Goods,	-	-	-	-	-	-
	Work-In-Progress And Stock-In-Trade	-	-	-	-	-	-
	d) Employee Benefits Expense	-	-	-	-	-	-
	e) Finance Costs	0.22	0.20	-	0.42	-	0.65
	f) Depreciation And Amortization Expense	-	-	-	-	-	-
	g) Other Expenses	0.46	2.63	0.11	3.09	3.41	4.19
	Total Expenses	0.68	2.84	0.11	3.51	3.41	4.83
5	Profit / (Loss) before Exceptional And Extraordinary Items And Tax (3 ± 4)	(0.68)	(2.84)	(0.11)	(3.51)	(3.41)	(4.83)
6	Exceptional Items	-	-	-	-	-	-
7	Profit / (Loss) before Extraordinary items & Tax (5 ± 6)	(0.68)	(2.84)	(0.11)	(3.51)	(3.41)	(4.83)
8	Extraordinary Items	-	-	-	-	-	-
9	Profit / (Loss) before Tax (7 ± 8)	(0.68)	(2.84)	(0.11)	(3.51)	(3.41)	(4.83)
10	Tax Expense						
	a) Current Tax	-	-	-	-	-	-
	b) Deferred Tax	-	-	-	-	-	0.68
11	Net Profit / (Loss) for the Period from continuing operation (9 ± 10)	(0.68)	(2.84)	(0.11)	(3.51)	(3.41)	(4.15)
12	Profit/(Loss) from discontinuing operation	-	-	-	-	-	-
13	Tax expenses of Discontinuing operation	-	-	-	-	-	-
14	Net Profit/(Loss) from discontinuing operation (after tax) (12 ± 13)	-	-	-	-	-	-
15	Profit / (Loss) for the Period (11 ± 14)	(0.68)	(2.84)	(0.11)	(3.51)	(3.41)	(4.15)
16	OTHER COMPREHENSIVE INCOME (OCI)	-	-	-	-	(0.03)	(0.03)
17	Total Comprehensive Income for the period (15 ± 16)	(0.68)	(2.84)	(0.11)	(3.51)	(3.44)	(4.18)
18	Share of Profit / (Loss) of Associates	-	-	-	-	-	-
19	Net Profit / (Loss) after Taxes	(0.68)	(2.84)	(0.11)	(3.51)	(3.44)	(4.18)
20	Add: Investment written off						
21	Net Profit / (Loss)	(0.68)	(2.84)	(0.11)	(3.51)	(3.44)	(4.18)
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	Reserve Excluding Revaluation Reserves as						
	per Balance Sheet of Previous Accounting Year	-	-	-	-	-	-
24.i	Earnings per Share (Before Extraordinary items) (of Nil each) (Not Annualised):						
	(a) Basic	(0.14)	(0.57)	(0.02)	(0.70)	(0.69)	(0.84)
	(b) Diluted	(0.14)	(0.57)	(0.02)	(0.70)	(0.69)	(0.84)
24.ii	Earnings per Share (After Extraordinary items) (of Nil each) (Not Annualised)						
	(a) Basic	(0.14)	(0.57)	(0.02)	(0.70)	(0.69)	(0.84)
	(b) Diluted	(0.14)	(0.57)	(0.02)	(0.70)	(0.69)	(0.84)

Notes:-

- The unaudited Financial Results for the quarter and half year ended 30th September 2018 have been reviewed by the Audit Committee and approved by the Board of Directors at their Meeting held on 2nd November, 2018 in terms of Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
- The Statutory Auditors have carried out "Limited Review" of the financial results for the quarter and half year ended 30th September, 2018.
- The financial results for the quarter and half year ended 30th September, 2018 have 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 accounting practices and policies to the extent possible.
- The figures of the previous period have been regrouped, wherever necessary, to conform to the current quarter's presentation.

For TERRAFORM REALSTATE LIMITED



VIMAL K. SHAH
DIRECTOR

Place : Mumbai
Dated : 2nd November, 2018

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.

Audited Statement of Assets and Liabilities

	Particulars	As at 30.09.2018 (Un- Audited) (Amount in Lakh)	As at 31.03.2018 (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	80.52	80.64
	ii) Loans	0.00	0.17
(e)	Deferred tax Assets	3.25	3.25
(e)	Other Non Current Assets	0.00	0.00
	Sub-Total of Non-Current Assets	83.77	84.06
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	0.28	0.24
	(iv) other Bank Balances	0.00	0.00
	(v) Loans	0.00	0.00
	(vi) Other Financial Assrts	0.00	0.00
(c)	other Current Assets	0.61	0.11
	Sub-Total of Current Assets	0.89	0.35
	TOTAL ASSETS	84.66	84.41
B	EQUITY AND LIABILITIES		
1	Equity		
(a)	Equity Share Capital	50.00	50.00
(b)	Other Equity		
	(i) Retained Earnings	0.00	0.00
	(ii) Reserves and surplus	18.48	21.99
	(ii) Other reserves	0.00	0.00
	Sub-total Shareholders Funds	68.48	71.99
2	Liabilities		
1	Non-Current Liabilities		
(a)	Financial Liabilities		
	(i) Borrowings	14.53	7.98
	(ii) Trade Payables	0.00	0.00
(b)	Deferred Tax Liabilities	0.00	0.00
(c)	other Non-Current Liabilities	1.06	0.42
	Sub-Total Non-Current Liabilities	15.60	8.40
2	Current Liabilities		
(a)	Financial Liabilities		
	(i) Borrowings	0.00	3.25
	(ii) Trade Payables	0.03	0.00
	(iii) other Financial Liabilities	0.55	0.77
(b)	Other Current Liabilities	0.00	0.00
(c)	Provisions	0.00	0.00
	Sub-total - Current Liabilities	0.58	4.02
	Total Equity and Liabilities	84.66	84.41

For TERRAFORM REALSTATE LIMITED


DIRECTOR
Vimal K. ShahPLACE : MUMBAI
DATE : 02.11.2018



Pulindra M. Patel
B.Com. F.C.A, Inter C.S.

PULINDRA PATEL & CO.
CHARTERED ACCOUNTANTS

307, Gold Mohur Co-Op. Housing Society,
174, Princess Street, Mumbai- 2.
Tel No. : 022-22056233, 022-43472356
Mobile : 9322268243
e-mail : pulindra_patel@hotmail.com

Review Report to
The Board of Directors,
TERRA FORM REAL STATE LIMITED,
Godrej Coliseum A-Wing 1301,
Sion (East), Mumbai – 400 0022.

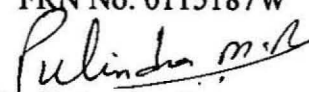
We have reviewed the quarterly unaudited standalone financial results of TERRAFORM REALSTATE LIMITED (the company) for the, Quarter ended September 30 2018 (the Statement”) attached herewith, being submitted by the company pursuant to the requirement of Regulation 33 of the SEBI (Listing obligations and Disclosure Requirements) Regulations 2015 as modified by circular No. CIR/CFD/FAC/62/2006 dated 5th July, 2016.

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 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 the statement based on our review.

We conducted our review of the Statement accordance with the revised standard on Review Engagement (SRE) 2410 ‘Review of Interim Financial Information performed by the Independent Auditor of the Entity’ issued the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as about whether the statement is free of material misstatement(S). 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 stated above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with the aforesaid Indian accounting standards and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, as modified by Circular No CIR/ CFD/ FAC/ 62/ 2016 dated July 5, 2016 including the manner in which it is to be disclosed, or that it contains any material misstatement.

Yours faithfully,
For PULINDRA PATEL & CO.
Chartered Accountants
FRN No. 0115187W


(Pulindra Patel)

Proprietor
Membership No. 048991



Place : Mumbai
Date : 2nd November, 2018