

TERRAFORM REALSTATE LIMITED

Corporate Identity Number: L27200MH1985PLC035841

13th November, 2019

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

Company Code: 512157

Dear Sir,

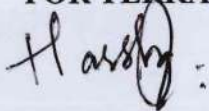
SUB: Intimation on the Outcome of Board Meeting held on 13th November, 2019 and disclosure under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

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 Wednesday, 13th November, 2019. 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, 2019 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, 2019.)**
2. Other routine business.

You are requested to take the same on record.
Thanking You,

Yours Faithfully,
FOR TERRAFORM REALSTATE LIMITED



Ms. Harsha Prakash Ahuja
Compliance Officer & Company Secretary



**Address: Godrej Coliseum, A- Wing 1301, 13th Floor,
Behind Everard Nagar, Off Eastern Express Highway,
Sion (East), Mumbai 400 022.**
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, 2019

Sr. No.	Particulars	Quarter ended			Half- Year ended		(Amt in Lakhs. Expect EPS)
		Un-Audited	Un-Audited	Un-Audited	Un-Audited	Un-Audited	Year ended
		30.09.2019	30.06.2019	30.09.2018	30.09.2019	30.09.2018	Audited 31.03.2019
	Income						
1	Revenue from Operations	0.00	0.00	0.00	0.00	0.00	0.00
2	Other Incomes	0.00	0.00		0.00	0.00	0.00
3	Total Income (1+2)	0.00	0.00	0.00	0.00	0.00	0.00
	Expenses						
a)	Cost of Materials consumed	0.00	0.00	0.00	0.00	0.00	0.00
b)	Purchases of stock-in-trade	0.00	0.00	0.00	0.00	0.00	0.00
c)	Changes in inventories of finished goods, work-in-progress and stock-in-trade	0.00	0.00	0.00	0.00	0.00	0.00
d)	Employee benefit expenses	0.00	0.00	0.00	0.00	0.00	0.00
e)	Finance costs	0.32	0.28	0.22	0.60	0.42	0.88
f)	Depreciation and amortisation expenses	0.00	0.00	0.00	0.00	0.00	0.00
g)	Other Expenses	0.45	3.31	0.45	3.76	3.09	4.21
	Total Expenses	0.78	3.59	0.67	4.37	3.51	5.09
5	Profit (Loss) before exceptional and extraordinary items and tax (3-4)	(0.78)	(3.59)	(0.67)	(4.37)	(3.51)	(5.09)
6	Exceptional items	0.00	0.00	0.00	0.00	0.00	0.00
7	Profit / (Loss) before extraordinary items and tax (5-6)	(0.78)	(3.59)	(0.67)	(4.37)	(3.51)	(5.09)
8	Extraordinary items	0.00	0.00	0.00	0.00	0.00	0.00
9	Profit / (Loss) before tax	(0.78)	(3.59)	(0.67)	(4.37)	(3.51)	(5.09)
	Tax expense :						
a)	Current Tax	0.00	0.00	0.00	0.00	0.00	0.00
b)	Short/ (Excess) provision of earlier year	0.00	0.00				-
c)	Deferred Tax	0.00	0.00				1.09
11	Net Profit/(Loss) for the period from continuing Operations (9-10)	(0.78)	(3.59)	(0.67)	(4.37)	(3.51)	(4.00)
12	Profit (Loss) from discontinuing Operations before tax	0.00	0.00	0.00	0.00	0.00	0.00
13	Tax expense of discontinuing operations	0.00	0.00	0.00	0.00	0.00	0.00
14	Net Profit/(Loss) from discontinuing operations after tax (10+11)	0.00	0.00	0.00	0.00	0.00	0.00
15	Profit/(Loss) for the period (11+14)	(0.78)	(3.59)	(0.67)	(4.37)	(3.51)	(4.00)
16	Other Comprehensive Income (OCI)	0.00	0.00				
17	Total Comprehensive income for the period (15+16)	(0.78)	(3.59)	(0.67)	(4.37)	(3.51)	(4.00)
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)	(0.78)	(3.59)	(0.67)	(4.37)	(3.51)	(4.00)
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	0.00	0.00	0.00	0.00	0.00	0.00
24. i.	Earnings per Share (Before Extraordinary items) (of Rs. Nil each) (Not Annualised):						
(a)	Basic						
(b)	Diluted	(0.16)	(0.72)	(0.13)	(0.87)	(0.70)	(0.80)
24. ii.	Earnings per Share (After Extraordinary items) (of Rs. Nil each) (Not Annualised)						
(a)	Basic						
(b)	Diluted	(0.16)	(0.72)	(0.13)	(0.87)	(0.70)	(0.80)



1	The above results for the quarter ended 30 September 2019 are reviewed and recommended by the Audit Committee and approved by the Board of Directors of the Company in their respective meeting held on 13th November 2019 and are subjected to a "Limited Review Report" by the Statutory Auditor.
2	The Un-Audited Standalone Statement of Assets and Liabilities and Un-Audited Statement of Cash Flows are attached herewith as Annexure A & B 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 Stand alone results of the Company are available on the Company's website www.terraformrealstate.com and also available on BSE Ltd. respectively.
5	The figures of previous periods are regrouped / rearranged wherever considered necessary to correspond with the current period presentation.
6	The figures in ` Lakhs are rounded off to two decimals.
DATE : 13.11.2019 PLACE : Mumbai  For TERRAFORM REALSTATE LIMITED  VIMAL K. SHAH DIRECTOR DIN 00716040	

TERRAFORM REALSTATE LIMITED			
CIN- L27200MH1985PLC035841			
Registered Office:- Godrej Coliseum, A- Wing 1301, 13th Floor, Behind Everard Nagar, Off Eastern			
ANNEXURE A			
Un-Audited Statement of Assets and Liabilities			
	Particulars	As at 30.09.2019 (Un- Audited) (Amount in Lakh)	As at 31.03.2019 (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	80.40	80.52
	ii) Loans	0.00	0.00
(e)	Deferred tax Assteta	4.34	4.34
(e)	Other Non Current Assets	0.00	0.00
	Sub-Total of Non-Current Assets	84.74	84.86
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	2.03	0.84
	(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	1.39	0.77
	Sub-Total of Current Assets	3.42	1.61
	TOTAL ASSETS	88.16	86.47
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	13.63	18.00
	(ii) Other reserves	0.00	0.00
	Sub-total Shareholders Funds	63.63	68.00
2	Liabilities		
1	Non-Current Liabilities		
(a)	Financial Liabilities		
	(i) Borrowings	16.33	16.34
	(ii) Trade Payables	0.00	0.00
(b)	Deferred Tax Liabilities	0.00	0.00
(c)	other Non-Current Liabilities	1.49	1.06
	Sub-Total Non-Current Liabilities	17.82	17.40
2	Current Liabilities		
(a)	Financial Liabilities		
	(i) Borrowings	5.50	0.00
	(ii) Trade Payables	0.03	0.07
	(iii) other Financial Liabilities	1.18	1.00
(b)	Other Current Liabilities	0.00	0.00
(c)	Provisions	0.00	0.00
	Sub-total - Current Liabilities	6.71	1.07
	TOTAL LIABILITIES	24.53	18.48
	Total Equity and Liabilities	88.16	86.47

For TERRAFORM REALSTATE LIMITED

Terraform Realstate Ltd

Mumbai

*

DIRECTOR

Vimal K. Shah

DIN:00716040

PLACE : MUMBAI

DATE : 13.11.2019

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.

ANNEXURE B**Un-Audited Statement of Cash Flow**

Particulars	(` in lakhs) 30.09.2019	(` in lakhs) 30.09.2018
A Cash flow from operating activities :		
Profit before tax	(4.37)	(3.51)
<u>Adjustments for:</u>		
Interest on IT refund	-	-
Share of profit from partnership firm	-	-
Investment in Partnership firm	-	-
Operating profit before working capital changes	(4.37)	(3.51)
<u>Adjustments for:</u>		
Decrease/(increase) in non-current Investments	0.12	0.12
Decrease/(increase) in non-current financial assets	-	0.17
Decrease/(increase) in current financial assets	-	-
Decrease/(increase) in other current assets	(0.62)	(0.50)
Increase in trade receivables		
Decrease/Increase in trade payables	(0.04)	0.03
Decrease/Increase in current financial liabilities	0.17	(0.22)
Increase in non-financial liabilities		
Increase in provisions		
Increase in other current liabilities	0.42	0.65
	0.06	0.25
Cash generated from operating activities	(4.31)	(3.26)
Short Provision of earlier years	-	-
Income Tax Paid (net)	-	-
Net cash generated from operating activities	(4.31)	(3.26)
B Cash flow from investing activities:		
Interest on IT refund	-	-
Share of profit from partnership firm	-	-
Investment written off	-	-
Net cash used in investing activities	-	-
C Cash flow from financing activities:		
(Repayment)/proceeds of Long term borrowings, net	-	6.55
(Repayment)/proceeds of short term borrowings, net	5.50	(3.25)
Interest paid	-	-
Dividends paid	-	-
corporate dividend tax	-	-
Net cash generated from financing activities	5.50	3.30
Net increase in cash and cash equivalents (A+B+C)	1.19	0.04
Cash and cash equivalents at the beginning of the year	0.84	0.24
Cash and cash equivalents at the end of the year	2.03	0.28

1 Figures in bracket represent cash outflow.

2 Direct taxes paid are treated as arising from operating activities and are not bifurcated between Investing and financing activities.

3 The Cash and cash equivalents figures are net off overdrawn balance with bank reflected in other current liabilities.

For TERRAFORM REALSTATE LIMITED**DATE : 13.11.2019****PLACE : Mumbai**

VIMAL K. SHAH
DIRECTOR
DIN 00716040



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 2019 and year to date from April 01,2019 to September 30,2019 (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
(Pulindra Patel)
Proprietor

Membership No. 048991
UDIN : 19048991AAAAMP3416



Place : Mumbai
Date : 13th November, 2019