

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 10, 2022

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 10, 2022 at 5:00 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, 2022; 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



Sarita 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, 2022

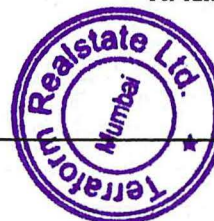
(Amt in Lakhs. Except EPS)

Sr. No.	Particulars	Quarter ended			Half- Year ended		Year ended
		Un-Audited	Un-Audited	Un-Audited	Un-Audited	Un-Audited	Audited
		30.09.2022	30.06.2022	30.09.2021	30.09.2022	30.09.2021	31.03.2022
	Income						
1	Revenue from Operations	0.00	0.00	0.00	0.00	0.00	0.00
2	Other Incomes	0.004	0.00		0.004	0.00	0.01
3	Total Income (1+2)	0.004	0.00	0.00	0.004	0.00	0.01
	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			0.14		0.27	0.55
f)	Depreciation and amortisation expenses	0.00	0.00	0.00	0.00	0.00	0.00
g)	Other Expenses	0.36	3.36	0.54	3.72	3.63	4.37
	Total Expenses	0.36	3.36	0.68	3.72	3.90	4.92
5	Profit (Loss) before exceptional and extraordinary items and tax (3-4)	(0.36)	(3.36)	(0.68)	(3.72)	(3.90)	(4.91)
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)	(0.36)	(3.36)	(0.68)	(3.72)	(3.90)	(4.91)
8	Extraordinary items	0.00	0.00	0.00	0.00	0.00	0.00
9	Profit / (Loss) before tax	(0.36)	(3.36)	(0.68)	(3.72)	(3.90)	(4.91)
	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	1.14	0.00		1.14		1.17
11	Net Profit/(Loss) for the period from continuing Operations (9-10)	0.78	(3.36)	(0.68)	(2.58)	(3.90)	(3.73)
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	(3.36)	(0.68)	(2.58)	(3.90)	(3.73)
16	Other Comprehensive Income (OCI)	0.00	0.00				
17	Total Comprehensive income for the period (15+16)	0.78	(3.36)	(0.68)	(2.58)	(3.90)	(3.73)
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	(3.36)	(0.68)	(2.58)	(3.90)	(3.73)
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	5.63
24. i.	Earnings per Share (Before Extraordinary Items) (of Rs. Nil each) (Not Annualised):						
(a)	Basic						
(b)	Diluted	0.16	(0.67)	(0.14)	(0.52)	(0.78)	(0.75)
24. ii.	Earnings per Share (After Extraordinary Items) (of Rs. Nil each) (Not Annualised)						
(a)	Basic						
(b)	Diluted	0.16	(0.67)	(0.14)	(0.52)	(0.78)	(0.75)

- The above results for the quarter ended 30th, September 2022 are reviewed and recommended by the Audit Committee and approved by the Board of Directors of the Company in their respective meeting held on 10th November 2022 and are subjected to a "Limited Review Report" by the Statutory Auditor.
- The Un-Audited Financial Results for the Quarter ended 30.09.2022 of the Company are available on the Company's website www.terraformrealstate.com and also available on BSE Ltd. respectively.
- 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 accounting practices and policies to the extent applicable.
- The figures of previous periods are regrouped / rearranged wherever considered necessary to correspond with the current period presentation.
- The figures in Lakhs are rounded off to two decimals.

PLACE: Mumbai
DATE: 10th November, 2022

For TERRAFORM REALSTATE LIMITED



Uday Mota
UDAY MOTA
Director
DIN No. 08635338

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, 2022

Particulars	(Amount in Lakh) 30.09.2022	(Amount in Lakh) 30.09.2021
A Cash flow from operating activities :		
Profit before tax	(3.72)	(3.90)
Adjustments for:		
Interest	(0.004)	-
Share of (profit)/Loss from partnership firm	0.02	-
Operating profit before working capital changes	(3.70)	(3.90)
Adjustments for:		
Decrease/(increase) in non-current Investments	4.52	-
Decrease/(increase) in non-current financial assets	-	-
Decrease/(increase) in current financial assets	-	-
Decrease/(increase) in other current assets	(0.62)	(0.61)
Increase in trade receivables	-	-
Decrease/Increase in trade payables	(0.15)	(0.06)
Decrease/Increase in current financial liabilities	0.04	0.26
Increase in non-financial liabilities	-	-
Increase in provisions	-	-
Increase in other current liabilities	-	-
	3.80	(0.41)
Cash generated from operating activities	0.10	(4.31)
Short Provision of earlier years	-	-
Income Tax Paid (net)	-	-
Net cash generated from operating activities	0.10	(4.31)
B Cash flow from investing activities:		
Interest	(0.004)	-
Share of (profit)/Loss from partnership firm	0.023	-
	0.019	-
C Cash flow from financing activities:		
(Repayment)/proceeds of Long term borrowings, net	4.50	5.00
(Repayment)/proceeds of short term borrowings, net	(4.50)	(0.50)
Interest paid	-	-
Dividends paid	-	-
corporate dividend tax	-	-
Net cash generated from financing activities	-	4.50
Net increase in cash and cash equivalents (A+B+C)	0.08	0.19
Cash and cash equivalents at the beginning of the year	0.70	1.17
Cash and cash equivalents at the end of the year	0.77	1.36

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.

4 The accompanying notes are integral part of Financial Statements

Date: 10th November, 2022
Place: Mumbai



UDAY MOTA
Director

DIN No. 08635338

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 30.09.2022 (Un- Audited) (Amount in Lakh)	As at 31.03.2022 (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	53.64	58.16
ii)	Loans	0.00	0.00
(e)	Deferred tax Assesta	8.69	7.56
(e)	Other Non Current Assets	0.00	0.00
	Sub-Total of Non-Current Assets	62.33	65.72
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	0.77	0.70
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	3.51	2.89
	Sub-Total of Current Assets	4.29	3.59
	TOTAL ASSETS	66.62	69.31
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	3.05	5.63
iii)	Other reserves	0.00	0.00
	Sub-total Shareholders Funds	53.05	55.63
2	Liabilities		
1	Non-Current Liabilities		
(a)	Financial Liabilities		
i)	Borrowings	9.50	5.00
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	5.00
2	Current Liabilities		
(a)	Financial Liabilities		
i)	Borrowings	0.00	4.50
ii)	Trade Payables	0.00	0.15
iii)	other Financial Liabilities	4.07	4.03
(b)	Other Current Liabilities	0.00	0.00
(c)	Provisions	0.00	0.00
	Sub-total - Current Liabilities	4.07	8.68
	Total Equity and Liabilities	66.62	69.31

For Terraform Realstate Limited



UDAY MOTA
Director

DIN No. 08635338

PLACE : MUMBAI
DATE : 10th November, 2022



INDEPENDENT AUDITOR'S REVIEW REPORT ON REVIEW OF INTERIM STANDALONE FINANCIAL RESULTS

THE BOARD OF DIRECTORS,

TERRAFORM REALSTATE LIMITED,

We have reviewed the accompanying Statement of standalone unaudited financial results of **M/s TERRAFORM REALSTATE LIMITED** (the company) for the Quarter ended September 30, 2022, and year to date from April 01, 2022, to September 30, 2022 (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.

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. 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 amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For DMKH & Co.
Chartered Accountants
Firm Registration No.: 116886W

Mukesh Laddha
Partner
Membership No.: 401845
UDIN No.: 22401845BCSRMS8985
Place: GANDHINAGAR
Date: 10-11-2022