

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 05, 2025

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 05, 2025 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 Quarter and Half Year Ended September 30, 2025; and Statement of Assets and Liabilities & Cash flow Statement for the Half Year Ended September 30, 2025. . (Copies enclosed herewith).
2. Took note of Limited Review Report of the Statutory Auditors of the Company for the said period; (Copy of Limited Review Report enclosed herewith).
3. Resignation of Ms. Bhavisha Dedhia (DIN: 09471104) as a Managing Director and Key Managerial Personnel of the Company with effect from the close of working hours of 05/11/2025. (Copy of Resignation Letter enclosed herewith).
4. Resignation of Ms. Ankita Gupta from the post of Company Secretary & Compliance Officer and Key Managerial Personnel of the Company with effect from the close of working hours of 05/11/2025. ((Copy of Resignation Letter enclosed herewith).

We request you to take the above information on record.

Thanking You,
Yours faithfully,
FOR TERRAFORM REALSTATE LIMITED

Mr. Uday Mota
Director
DIN: 08635338
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.
+ 91 (22) 62704900. Web: www.Terraformrealstate.com E-mail: secretarial@terraformrealty.com

T.

STATEMENT OF UN-AUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30TH SEPTEMBER, 2025

Particulars	(Amount in Lakhs. Except EPS)					
	Figures for the Quarter ended on			Figures for the Half- Year ended on		Figures for the year ended on
	30-09-2025 Unaudited	30-06-2025 Unaudited	30-09-2024 Unaudited	30-09-2025 Unaudited	30-09-2024 Unaudited	31-03-2025 Audited
Income						
1 Revenue From Operations	-	-	-	-	-	-
2 Other Income	0.00	0.01	0.00	0.01	0.01	0.01
3 Total Income	0.00	0.01	0.00	0.01	0.01	0.01
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	-	-	-	-	-	0.57
f) Depreciation And Amortization Expense	-	-	-	-	-	-
g) Other Expenses	1.25	1.28	1.18	2.53	2.42	7.12
Total Expenses	1.25	1.28	1.18	2.53	2.42	7.69
5 Profit / (Loss) before Exceptional and Extraordinary and Tax (3 ± 4)	(1.24)	(1.28)	(1.18)	(2.52)	(2.41)	(7.67)
6 Exceptional Items	-	-	-	-	-	-
7 Profit / (Loss) before extraordinary items and tax (5-6)	(1.24)	(1.28)	(1.18)	(2.52)	(2.41)	(7.67)
8 Extraordinary items	-	-	-	-	-	-
9 Profit / (Loss) before tax	(1.24)	(1.28)	(1.18)	(2.52)	(2.41)	(7.67)
10 Tax Expense						
a) Current Tax	-	-	-	-	-	-
b) Short/(Excess) Provision of earlier year	-	-	-	-	-	-
c) Deferred Tax	0.31	(0.73)	0.31	(0.42)	0.63	0.55
11 Profit / (Loss) for the Period from continuing operation (9-10)	(0.93)	(2.01)	(0.87)	(2.94)	(1.78)	(7.13)
12 Profit/(Loss) from discontinuing operation	-	-	-	-	-	-
13 Tax expenses of Discontinuing operation	-	-	-	-	-	-
14 Profit/(Loss) from discontinuing operation (after tax) (12 ± 13)	-	-	-	-	-	-
15 Profit/(Loss) for the period (11+14)	(0.93)	(2.01)	(0.87)	(2.94)	(1.78)	(7.13)
16 Other Comprehensive Income (OCI)	-	-	-	-	-	-
17 Total Comprehensive income for the period (15+16)	(0.93)	(2.01)	(0.87)	(2.94)	(1.78)	(7.13)
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 (17 ± 18 ± 19 ± 20)	(0.93)	(2.01)	(0.87)	(2.94)	(1.78)	(7.13)
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	-	-	-	-	-	(9.18)
24.i Earnings per Share (Before Extraordinary items) (of Rs. Nil each) (Not Annualised):						
(a) Basic	(0.19)	(0.40)	(0.17)	(0.59)	(0.36)	(1.43)
(b) Diluted						
24.ii Earnings per Share (After Extraordinary items) (of Rs. Nil each) (Not Annualised)						
(a) Basic	(0.19)	(0.40)	(0.17)	(0.59)	(0.36)	(1.43)
(b) Diluted						

1 The above results for the quarter and half year ended 30th September 2025 are reviewed, recommended and approved by the Board of Directors of the Company in their respective meeting held on 5th November 2025 and are subjected to a "Limited Review Report" by the Statutory Auditor.

2 The results 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 accounting 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.

DATE : 05th November, 2025
PLACE : Mumbai



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.

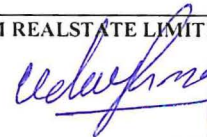
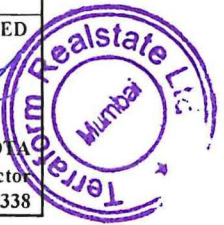
T: + 91 (22) 62704900. Web: www.Terraformrealstate.com E-mail: secretarial@terraformrealty.com

Unaudited Statement of Assets and Liabilities as at 30th September 2025

	Particulars	As at 30.09.2025 (Un- Audited) (Amount in Lakh)	As at 31.03.2025 (Audited) (Amount in Lakh)
A	ASSETS		
1	Non-current Assets		
(a)	Property, plant and equipment	-	-
(b)	Intangible Asset	-	-
(c)	Capital work-in progress	-	-
(d)	Financial Assets		
	i) Investments	34.12	39.63
	ii) Loans	-	-
	iii) Other financial assets	-	0.15
(e)	Deferred tax Assets	9.47	9.88
(f)	Other Non Current Assets	-	-
	Total Non-Current Assets	43.58	49.67
2	Current Assets		
(a)	Inventories	-	-
(b)	Financial Assets		
	(i) Investments	-	-
	(ii) Trade Receivables	-	-
	(iii) Cash and Cash Equivalents	0.48	0.10
	(iv) other Bank Balances	0.25	0.15
	(v) Loans and Advances	-	-
	(vi) Other Financial Assrts	0.01	0.00
(c)	other Current Assets	7.65	5.28
	Total Current Assets	8.39	5.54
	TOTAL ASSETS	51.97	55.21
B	EQUITY AND LIABILITIES		
1	Equity		
(a)	Equity Share Capital	50.00	50.00
(b)	Other Equity		
	(i) Retained Earnings	-	-
	(ii) Reserves and surplus	(12.12)	(9.18)
	(ii) Other reserves	-	-
	Total Shareholders Funds	37.88	40.82
2	Liabilities		
1	Non-Current Liabilities		
(a)	Financial Liabilities		
	(i) Borrowings	9.50	9.50
	(ii) Trade Payables	-	-
	(iii) Other financial liabilities	0.57	0.57
(b)	Deferred Tax Liabilities	-	-
(c)	other Non-Current Liabilities	-	-
	Total Non-Current Liabilities	10.07	10.07
2	Current Liabilities		
(a)	Financial Liabilities		
	(i) Borrowings	-	-
	(ii) Trade Payables	-	-
	(iii) other Financial Liabilities	4.01	4.31
(b)	Other Current Liabilities	0.00	0.01
(c)	Provisions	-	-
	Total Current Liabilities	4.02	4.32
	Total Equity and Liabilities	51.97	55.21

For TERRAFORM REALSTATE LIMITED


UDAY MOTA
Director
DIN No. 08635338DATE : 05th November, 2025
PLACE : Mumbai

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, 2025		
Particulars	As at 30.09.2025 (Un- Audited) (Amount in Lakh)	As at 30.09.2024 (Un- Audited) (Amount in Lakh)
A Cash flow from operating activities :		
Profit before tax	(2.52)	(2.41)
Adjustments for:		
Interest Expenses	-	
Interest received	(0.01)	(0.01)
Share of (profit)/Loss from partnership firm		(0.00)
Operating profit before working capital changes	(2.53)	(2.42)
Adjustments for:		
Decrease/(increase) in non-current Investments	5.52	5.00
Decrease/(increase) in non-current financial assets	-	-
Decrease/(increase) in current financial assets	(0.01)	-
Decrease/(increase) in other current assets	(2.36)	(2.32)
Decrease/(increase) in trade receivables	-	-
(Decrease)/Increase in trade payables	-	(0.25)
(Decrease)/Increase in current financial liabilities	(0.30)	(0.01)
(Decrease)/Increase in other current liabilities	(0.00)	-
	2.85	2.41
Cash generated from operating activities	0.32	(0.00)
Short Provision of earlier years	-	-
Income Tax Paid (net)	-	-
Net cash generated from operating activities	0.32	(0.00)
B Cash flow from investing activities:		
Interest received	0.01	0.01
Fixed Deposit not considered in cash and cash equivalent	0.15	-
Other Bank Balance not considered in cash & cash equivalent	(0.10)	-
Share of (profit)/Loss from partnership firm	-	0.00
	0.06	0.01
C Cash flow from financing activities:		
(Repayment)/proceeds of Long term borrowings, net	-	-
(Repayment)/proceeds of short term borrowings, net	-	-
Interest Expenses	-	-
Net cash generated from financing activities	-	-
Net increase in cash and cash equivalents (A+B+C)	0.38	0.00
Cash and cash equivalents at the beginning of the year	0.10	1.16
Cash and cash equivalents at the end of the year	0.48	1.16
1	Figures in bracket represent cash outflow.	
2	The cash flow statement has been prepared under the indirect method as set out in Indian Accounting Standard (Ind AS 7) statement of cash flows.	
3	Direct taxes paid are treated as arising from operating activities and are not bifurcated between Investing and financing activities.	
4	The Cash and cash equivalents figures are net off overdrawn balance with bank reflected in other current liabilities.	
For TERRAFORM REALSTATE LIMITED		
DATE : 05th November, 2025	UDAY MOTHA Director DIN No. 08635338	
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 30th September 2025 and year to date from 1st April 2025 to 30th September 2025 ("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 its 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 as amended, read with relevant rules issued thereunder 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 ("Listing Regulation"). 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 ("ICAI"). 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 recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ("Ind AS"), prescribed under section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles 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: 25017669BMDJAF0 6859



Place: Mumbai

Date: 5 NOV 2025

BHAVISHA KANTILAL DEDHIA

13 Surusha Apartment, V.N. Purav Marg,
Above Sudha Dairy, Chunabhatti (East)
Mumbai -400022

Mob.No.- +91 9833617776

Date: 05th November, 2025

To,

Board of Directors

TERRAFORM REALSTATE LIMITED

Godrej Coliseum A-Wing 1301,
13th Floor, behind Everard Nagar,
Off Eastern Express Highway,
Sion, East- 400022

Subject: Resignation as a Managing Director and Key Managerial Personnel of the Company.

Dear Sir/s,

I hereby tender my resignation as a Managing Director and Key Managerial Personnel of the Company with effect from the close of the working hours of **05th November, 2025** due to pre-occupation and personal commitments.

I thank the Board and the management for the opportunity to serve and contribute to the Company during my tenure. Further, I hereby request the Company to file the necessary forms with the Registrar of Companies (ROC) and complete the required formalities and also to intimate about my resignation to BSE and other concerned authorities.

Please consider this as my formal resignation letter.

Thanking you,



MS. BHAVISHA DEDHIA

Managing Director

DIN: 09471104

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. Tel: +91(22) 62704900.

Web: www.terraformrealstate.com E-mail: secretarial@terraformrealty.com

Annexure-A

The brief details of the changes in the Board of Directors as prescribed under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI circular SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024:

Disclosure Requirement	Details
1. Reason for Change viz appointment, resignation, removal, cessation, death or otherwise	Resignation of Ms. Bhavisha Dedhia (DIN: 09471104), as a Managing Director and Key Managerial Personnel of the Company.
2. Date of Appointment / re-appointment cessation (as applicable) & term appointment/re-appointment	Cessation with effect from the close of the Working hours of 05/11/2025.
3. Brief Profile	NA
4. Disclosure of Relationship between Directors (in case of appointment of Director)	NA



ANKITA GUPTA

B 501, Harmony Horizons,
Owala, G. B Road,
Thane (West)
Contact No. 9920935782

Resignation Letter

05th November, 2025

To,
Board of Directors
TERRAFORM REALSTATE LIMITED
1301, Godrej Coliseum, Wing A
Sion East, Mumbai-400022

Sub: Resignation from the post of Company Secretary & Compliance Officer and Key Managerial Personnel of the Company

Dear Sir,


I would like to tender my resignation from the post of Company Secretary & Compliance Officer and Key Managerial Personnel of the Company with effect from close of working hours of 05th November, 2025 due to my personal reasons.

I hereby request the Board of Directors of the Company to relieve me from all the duties of the Company Secretary & Compliance Officer and Key Managerial Personnel and to submit the necessary forms with the office of Registrar of Companies, Mumbai and also to intimate Stock Exchange about my Resignation and other concerned authorities.

I take this opportunity to thank the Board of Directors for their support and guidance during my tenure.

Thanking You

Yours sincerely



Mrs. Ankita Gupta
FCS 6905
Ecsin No. EF006905E000054031

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. Tel: +91(22) 62704900.
Web: www.terraformrealstate.com E-mail: secretarial@terraformrealty.com

Annexure-A

Details under Regulation 30 of the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulation, 2015 read along SEBI Circular SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024.

Disclosure Requirement	Details
1. Name of the Company Secretary	Mrs. Ankita Gupta
2. Reason for Change viz appointment , resignation, removal , death	Mrs. Ankita Gupta has resigned from the post of Company Secretary & Compliance Officer and Key Managerial Personnel of the Company due to personal reason.
3. Date of Appointment /Cessation(as applicable) & term of appointment.	Cessation with effect from the close of working hours of 05/11/2025.
4. Brief Profile(in case of Appointment)	NA
5. Disclosure of Relationship between Directors (in case of appointment of Director)	NA
6. Shareholding, if any in the Company	-

