

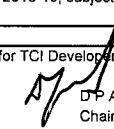
**Statement of Standalone & Consolidated Audited Financial Results for the Quarter and Year ended 31st March 2019** (Rs. in lakhs)

Particulars	Standalone					Consolidated				
	Quarter Ended			Year Ended		Quarter Ended			Year Ended	
	31-Mar-19	31-Dec-18	31-Mar-18	31-Mar-19	31-Mar-18	31-Mar-19	31-Dec-18	31-Mar-18	31-Mar-19	31-Mar-18
Net Sales/ Income from Operations	81.63	27.21	47.62	174.89	177.93	264.25	209.83	272.11	905.37	1,070.89
Other Income	625.82	52.58	290.86	2,082.57	336.68	490.38	36.99	0.34	1,897.07	152.22
<b>Total Revenue</b>	<b>707.45</b>	<b>79.79</b>	<b>338.48</b>	<b>2,257.46</b>	<b>514.61</b>	<b>754.63</b>	<b>246.82</b>	<b>272.45</b>	<b>2,802.44</b>	<b>1,223.11</b>
Expenses										
Operating Expenses	-	-	-	-	-	-	-	-	-	-
Changes in inventories of finished goods, work-in-progress and stock-in-trade	-	-	-	-	-	-	-	-	-	-
Employee Benefits Expenses	52.41	53.01	81.44	239.90	270.94	71.18	73.15	89.88	306.06	304.35
Finance Costs	19.08	19.10	9.45	76.75	65.20	8.77	10.49	23.83	45.06	179.78
Depreciation and Amortization Expenses	6.28	5.59	6.55	24.87	27.32	37.49	36.78	37.74	149.66	151.72
Other Expenses	592.55	26.85	31.51	681.95	153.29	625.64	64.23	49.63	775.94	221.01
<b>Total Expenses</b>	<b>670.32</b>	<b>104.55</b>	<b>128.95</b>	<b>1,023.47</b>	<b>516.75</b>	<b>743.08</b>	<b>184.65</b>	<b>201.08</b>	<b>1,276.72</b>	<b>856.86</b>
<b>Profit before Extraordinary Items and Tax</b>	<b>37.13</b>	<b>(24.76)</b>	<b>209.53</b>	<b>1,233.99</b>	<b>(2.14)</b>	<b>11.55</b>	<b>62.17</b>	<b>71.37</b>	<b>1,525.72</b>	<b>366.25</b>
Extraordinary Items	-	-	-	-	-	-	-	-	-	-
<b>Profit before Tax</b>	<b>37.13</b>	<b>(24.76)</b>	<b>209.53</b>	<b>1,233.99</b>	<b>(2.14)</b>	<b>11.55</b>	<b>62.17</b>	<b>71.37</b>	<b>1,525.72</b>	<b>366.25</b>
Less: Tax Expense										
-Current Tax	(109.60)	(4.90)	-	137.00	-	(84.39)	14.64	28.73	239.40	141.53
-MAT Credit for Current year	109.60	4.90	-	(137.00)	-	107.66	2.83	(2.49)	(146.04)	(11.93)
-Taxes for earlier years	-	-	-	-	-	0.06	-	(0.04)	0.03	(0.04)
-Deferred tax	(41.88)	(2.61)	(15.88)	0.53	(63.61)	(36.06)	2.56	(9.83)	25.43	(59.85)
<b>Total Tax Expense</b>	<b>(41.88)</b>	<b>(2.61)</b>	<b>(15.88)</b>	<b>0.53</b>	<b>(63.61)</b>	<b>(12.73)</b>	<b>20.03</b>	<b>16.37</b>	<b>118.82</b>	<b>69.71</b>
<b>Profit After Tax</b>	<b>79.01</b>	<b>(22.15)</b>	<b>225.41</b>	<b>1,233.46</b>	<b>61.47</b>	<b>24.28</b>	<b>42.14</b>	<b>55.00</b>	<b>1,406.90</b>	<b>296.54</b>
Other Comprehensive Income	-	-	-	-	-	-	-	-	-	-
<b>Total Comprehensive Income</b>	<b>79.01</b>	<b>(22.15)</b>	<b>225.41</b>	<b>1,233.46</b>	<b>61.47</b>	<b>24.28</b>	<b>42.14</b>	<b>55.00</b>	<b>1,406.90</b>	<b>296.54</b>
Total comprehensive income attributable to:										
Owners	-	-	-	-	-	29.86	38.73	55.45	1,405.31	295.76
Non Controlling Interest	-	-	-	-	-	(5.58)	3.41	(0.45)	1.59	0.78
<b>Paid Equity Share Capital (Face Value of Rs 10 Each)</b>	<b>372.94</b>	<b>372.94</b>	<b>372.94</b>	<b>372.94</b>	<b>372.94</b>	<b>372.94</b>	<b>372.94</b>	<b>372.94</b>	<b>372.94</b>	<b>372.94</b>
Other Equity as shown in the balance sheet	-	-	-	6,911.13	5,677.68	-	-	-	7,904.04	6,497.14
Earning per Equity Share:										
Basic	2.12	(0.59)	6.04	33.07	1.65	0.65	1.13	1.47	37.72	7.95
Diluted	2.12	(0.59)	6.04	33.07	1.65	0.65	1.13	1.47	37.72	7.95

- Notes:**
- The results for the Quarter and Year ended March 31, 2019 were reviewed and recommended by the Audit Committee and approved by the Board of Directors in their respective meetings held on May 24, 2019. The above results for the year ended March 31, 2019 have been audited by the Statutory Auditors of the company in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
  - As the Company's main business activities fall within a single primary Business segment viz. "Real Estate and Warehousing", the disclosure requirements of Ind AS 108 'Operating Segments' are not applicable.
  - The consolidated figures include financials of its subsidiary companies and subsidiary partnership firms.
  - The figures of the quarters ended March 31, 2019 and March 31, 2018 are balancing figures between the audited figures in respect of the full financial year ended on March 31, 2019 and March 31, 2018 and the unaudited published year to date figures upto third quarters ended on December 31, 2018 and December 31, 2017 respectively, which were subjected to Limited review by the Statutory Auditors.
  - Ind AS 115 "Revenue from Contracts with Customers", mandatory for reporting periods beginning on or after April 1, 2018, replaces existing revenue recognition requirements. The Company has elected the option of the modified retrospective approach and there were no material adjustments required to be made in the retained earnings as at April 1, 2018. The adoption of Ind AS 115 did not have any material impact on the above financial results.
  - The Board of Directors have recommended on 42,30,000 5% Non-Cumulative Non Convertible Redeemable Preference Shares of Rs.10 each, a dividend @ 5% for the financial year 2018-19, subject to the approval of shareholders in the ensuing Annual General Meeting.
  - Figures of the previous Quarters/periods have been regrouped/rearranged wherever considered necessary.

Place: Gurugram  
Dated: 24th May 2019

for TCI Developers Limited

  
D.P. Agarwal  
Chairman





TCI Developers Limited  
CIN - L70102TG2008PLC059173

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(Rs. in lakhs)

**Standalone and Consolidated Audited Statement of Assets and Liabilities as at 31st March 2019**

Particulars	Standalone		Consolidated	
	31-Mar-19	31-Mar-18	31-Mar-19	31-Mar-18
<b>ASSETS</b>				
(1) Non-current assets				
(a) Property, plant and equipment	29.77	32.30	233.82	262.38
(b) Capital work-in-progress	320.30	56.90	321.10	57.70
(c) Investment property	1,448.27	2,467.29	8,243.87	9,447.03
(d) Goodwill	-	-	1.96	1.96
(e) Other Intangible assets	0.04	0.04	0.04	0.04
(f) Financial assets				
(i) - Investments	3,000.86	3,011.29	-	-
(ii) - Loans	910.28	992.00	-	-
(g) Deferred tax assets (Net)	92.37	92.90	-	-
(h) Other non-current assets	253.97	7.90	403.40	165.18
Sub-Total Non Current Assets	6,055.86	6,660.62	9,204.19	9,934.29
(2) Current assets				
(a) Inventories	279.15	279.15	279.15	279.15
(b) Financial assets				
(i) - Trade receivables	0.71	1.31	2.81	1.69
(ii) - Cash and cash equivalents	1,137.46	8.74	1,318.22	30.52
(iii) - Loans	275.33	-	200.00	-
(c) Other current assets	119.12	97.43	269.92	253.08
Sub-Total Current Assets	1,811.77	386.63	2,070.10	564.44
(3) Assets classified held for Sale				
TOTAL ASSETS	7,867.63	7,047.25	11,274.29	10,498.73
<b>EQUITY AND LIABILITIES</b>				
Equity				
(a) Equity Share capital	372.94	372.94	372.94	372.94
(b) Other equity	6,911.13	5,677.68	7,904.04	6,497.14
TOTAL EQUITY	7,284.07	6,050.62	8,276.98	6,870.08
LIABILITIES				
(1) Non-current liabilities				
(a) Financial liabilities				
(i) - Borrowings	429.13	840.86	990.52	1,486.08
(b) Provisions	18.12	19.12	20.17	20.20
(c) Deferred tax liabilities (Net)	-	-	53.06	27.64
Sub-Total Non-Current Liabilities	447.25	859.98	1,063.75	1,533.92
(2) Current liabilities				
(a) Financial liabilities				
(i) - Borrowings	-	-	621.50	621.50
(ii) - Other financial liabilities	28.90	76.49	989.05	1,225.77
(b) Other current liabilities	65.30	44.66	137.65	79.55
(c) Provisions	7.01	8.40	8.50	9.53
(d) Current tax Liabilities (Net)	35.10	7.10	176.86	158.38
Sub-Total Current Liabilities	136.31	136.65	1,933.56	2,094.73
TOTAL EQUITY AND LIABILITIES	7,867.63	7,047.25	11,274.29	10,498.73

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