

Statement of Standalone & Consolidated Unaudited Financial Results for the Quarter and Half Year ended 30th September 2017

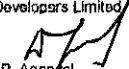
Particulars	Standalone					Consolidated				
	Quarter Ended		Half Year ended			Quarter Ended		Half Year ended		
	30-Sep-17	30-Jun-17	30-Sep-16	30-Sep-17	30-Sep-16	30-Sep-17	30-Jun-17	30-Sep-16	30-Sep-17	30-Sep-16
Net Sales/ Income from Operations	41.88	42.01	43.70	83.89	91.00	264.37	263.50	254.54	527.87	512.67
Other Income	17.06	11.70	9.50	28.78	14.27	139.49	6.78	11.93	149.27	21.29
Total Revenue	58.94	53.71	53.20	112.65	105.27	403.86	272.28	266.47	676.14	533.96
Expenses										
Operating Expenses	-	-	-	-	-	-	-	-	-	-
Changes in inventories of finished goods, work-in-progress and stock-in-trade	-	-	-	-	-	-	-	-	-	-
Employee Benefits Expenses	66.91	54.62	47.76	121.53	86.61	74.90	63.23	62.70	138.13	91.55
Finance Costs	35.54	10.08	25.46	45.62	25.49	65.69	54.99	83.25	120.68	135.62
Depreciation and Amortization Expenses	7.12	7.22	7.21	14.34	9.96	38.19	38.16	40.40	76.35	76.33
Other Expenses	28.07	17.96	33.86	46.03	47.69	45.49	33.27	39.86	78.76	58.21
Total Expenses	137.64	89.88	114.29	227.52	169.75	224.27	189.65	216.21	413.92	361.71
Profit before Extraordinary Items and Tax	(78.70)	(36.17)	(61.09)	(114.87)	(64.48)	179.59	82.63	50.26	262.22	172.25
Less: Tax Expense										
-Current Tax	-	-	-	-	-	58.58	25.71	23.98	84.29	50.71
-MAT Credit for Current year	-	-	-	-	-	(3.27)	(3.40)	(9.97)	(6.67)	(22.50)
-Taxes for earlier years	-	-	-	-	-	-	-	-	-	(7.04)
-Deferred tax	(18.73)	(4.00)	(11.37)	(22.73)	(12.52)	(12.75)	(17.88)	1.35	(30.43)	16.60
Total Tax Expense	(18.73)	(4.00)	(11.37)	(22.73)	(12.52)	42.56	4.63	15.36	47.19	37.77
Profit After Tax	(69.97)	(32.17)	(49.72)	(92.14)	(51.96)	137.03	78.00	34.90	215.03	134.48
Other Comprehensive Income	-	-	-	-	-	-	-	-	-	-
Total Comprehensive Income (B+A)	(69.97)	(32.17)	(49.72)	(92.14)	(51.96)	137.03	78.00	34.90	215.03	134.48
Earning per Equity Share:										
Basic	(1.61)	(0.86)	(1.33)	(2.47)	(1.39)	3.67	2.09	0.94	5.77	3.61
Diluted	(1.61)	(0.86)	(1.33)	(2.47)	(1.39)	3.67	2.09	0.94	5.77	3.61

Notes:

- The financial results for the quarter and half year ended 30th September 2017 are in compliance with Indian Accounting Standard (Ind AS) notified by the Ministry of Corporate Affairs. Consequently, the financial results for the corresponding quarter and Period ended 30th September 2016 have been restated to comply with Ind AS to make them comparable.
- The financial results were reviewed by the audit committee and were thereafter approved by the Board of Directors of the Company at their respective meetings held on 2nd November 2017. The statutory auditors of the Company have carried out the limited review only in respect of the financial results for the quarter and half year ended 30th September 2017. The Ind AS compliant financial results pertaining to the corresponding quarter and half year ended 30th September 2016 have not been subjected to limited review or audit. However, the management has exercised necessary due diligence to ensure that the financial results provide a true and fair view of its affairs.
- As the Company's main business activity falls within a single primary Business segment viz. "Real Estate and Warehousing Development" the disclosure requirements of Ind AS 108 'Operating Segments' is not applicable.
- The consolidated figures includes financial of its subsidiaries and associate partnership firms.
- Reconciliation of the financial results for the quarter and half year ended 30th September 2016 using applicable Ind AS and erstwhile Indian GAAP is as under :-

SNo	Particulars	Standalone		Consolidated	
		Qtr 30-Sep-16	6 Months ended 30-Sep-16	Qtr 30-Sep-16	6 Months ended 30-Sep-16
1	Net Profit for the period under erstwhile Indian GAAP	(24.26)	(26.50)	60.36	159.94
2	Impact on cost due to change in Revenue recognition policy in line with Ind AS	(25.46)	(25.46)	(25.46)	(25.46)
3	Net Profit for the period under Ind AS (A) (1+2)	(49.72)	(51.96)	34.90	134.48
4	Other Comprehensive Income/(Loss) (B)	-	-	-	-
5	Total Comprehensive Income (A+B)	(49.72)	(51.96)	34.90	134.48

Place: Gurgaon
 Dated: 2nd November 2017

For TCI Developers Limited

 D.P. Agarwal
 Chairman

Standalone and Consolidated Statement of Assets and Liabilities as at 30th September 2017

Particulars	Standalone		Consolidated	
	30-Sep-17	30-Sep-16	30-Sep-17	30-Sep-16
ASSETS				
(1) Non-current assets				
(a) Property, plant and equipment	23.99	40.07	267.11	297.90
(b) Capital work-in-progress	56.49	8.21	57.29	9.01
(c) Investment property	2,478.39	2,502.85	9,507.50	9,632.47
(d) Goodwill	-	-	1.96	1.96
(e) Other Intangible assets	0.04	0.04	0.04	0.04
(f) Financial assets				
(i) - Investments	3,097.43	3,054.50	-	-
(ii) - Loans	700.00	-	-	-
(iii) - Others	66.51	30.41	-	-
(g) Deferred tax assets (Net)	52.02	29.55	-	-
(h) Other non-current assets	-	-	218.53	157.88
Sub-Total Non Current Assets	6,474.87	5,665.63	10,052.43	10,099.26
(2) Current assets				
(a) Inventories	279.15	279.15	279.15	279.15
(b) Financial assets				
(i) - Trade receivables	42.38	35.60	190.07	109.31
(ii) - Cash and cash equivalents	13.67	642.63	355.66	839.94
(iii) - Others	33.08	23.37	-	-
(c) Current Tax Assets (Net)	29.56	27.44	183.85	160.10
(d) Other current assets	-	-	29.30	27.30
Sub-Total Current Assets	397.84	1,008.19	1,038.03	1,415.80
TOTAL ASSETS	6,872.71	6,673.82	11,090.46	11,515.06
EQUITY AND LIABILITIES				
Equity				
(a) Equity Share capital	372.94	372.94	372.94	372.94
(b) Other equity #	5,524.06	5,373.89	7,397.12	6,966.29
TOTAL EQUITY	5,897.00	5,746.83	7,770.06	7,339.23
LIABILITIES				
(1) Non-current liabilities				
(a) Financial liabilities				
(i) - Borrowings	836.50	836.50	1,363.23	2,539.00
(b) Provisions	8.88	6.46	9.78	6.46
(c) Deferred tax liabilities (Net)	-	-	57.06	67.46
Sub-Total Non-Current Liabilities	845.38	842.96	1,430.07	2,612.92
(2) Current liabilities				
(a) Financial liabilities				
(i) - Other financial liabilities	56.66	38.52	1,631.34	1,385.67
(b) Other current liabilities	57.40	37.92	93.28	61.64
(c) Provisions	9.17	7.59	9.96	7.59
(d) Current tax Liabilities (Net)	7.10	-	155.75	108.01
Sub-Total Current Liabilities	130.33	84.03	1,890.33	1,562.91
TOTAL EQUITY AND LIABILITIES	6,872.71	6,673.82	11,090.46	11,515.06

