

UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30th SEPTEMBER 2012	STATEMENT OF ASSETS AND LIABILITIES
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PART I	(₹ In Lacs)
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PARTICULARS	STANDALONE						CONSOLIDATED			PARTICULARS	STANDALONE		CONSOLIDATED		
	Quarter Ended			Half Year Ended			Year Ended				PARTICULARS	As at		As at	
	30.09.12	30.06.12	30.09.11	30.09.12	30.09.11	31.03.12	30.09.12	30.09.11	31.03.12			30-09-2012	31-03-2012	30-09-2012	31-03-2012
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited	Unaudited	Unaudited	Audited		-	-	-	-	
1 Net Sales/ Income from Operations	22.51	22.51	13.04	45.02	26.09	71.12	123.27	76.10	199.37	A EQUITY AND LIABILITIES					
2 Expenses										1 Shareholders' Funds					
a) Operating Expenses	86.49	52.80	-	139.29	-	71.83	139.29	-	71.83	: Equity					
b) Changes in inventories of finished goods, work-in-progress and stock-in-trade	(86.49)	(52.80)	-	(139.29)	-	(71.83)	(139.29)	-	(71.83)	: Preference					
c) Employee Benefits Expenses	9.01	3.03	6.84	12.04	12.81	22.94	12.04	12.81	22.94	(b) Reserves and Surplus					
d) Depreciation and Amortisation Expenses	1.70	1.70	2.00	3.40	3.90	7.39	11.65	13.07	25.73	Sub-total - Shareholders' Funds					
e) Other Expenses	10.76	6.27	8.46	17.03	11.96	28.38	22.18	17.23	35.13	2 Share Application Money pending allotment					
Total Expenses	21.47	11.00	17.30	32.47	28.67	58.71	45.87	43.11	83.80	-					
3 Profit from Operations before Other Income, Finance Costs and Exceptional Items (1-2)	1.04	11.51	(4.26)	12.55	(2.58)	12.41	77.40	32.99	115.57	423.00					
4 Other Income	-	-	7.06	-	14.78	100.07	1.35	18.08	28.23	4,989.45					
5 Profit from Ordinary Activities before Finance Costs and Exceptional Items (3+4)	1.04	11.51	2.80	12.55	12.20	112.48	78.75	51.07	143.80	4,980.83					
6 Finance Costs	0.10	0.12	0.16	0.22	0.28	0.55	0.22	0.29	0.56	5,042.05					
7 Profit from Ordinary Activities after Finance Costs but before Exceptional Items (5-6)	0.94	11.39	2.64	12.33	11.92	111.93	78.53	50.78	143.24	5,837.99					
8 Exceptional Items	-	-	-	-	11.31	11.31	-	11.31	11.31	-					
9 Profit from Ordinary Activities before Tax (7-8)	0.94	11.39	2.64	12.33	0.61	100.62	78.53	39.47	131.93	-					
10 Tax Expense	0.19	3.48	1.88	3.67	3.20	4.90	20.04	13.89	32.10	423.00					
11 Profit from Ordinary Activities after Tax (9-10)	0.75	7.91	0.76	8.66	(2.59)	95.72	58.49	25.58	99.83	4,989.45					
12 Extraordinary Items (net of tax expense)	-	-	-	-	-	-	-	-	-	4,980.83					
13 Net Profit for the period (11-12)	0.75	7.91	0.76	8.66	(2.59)	95.72	58.49	25.58	99.83	5,042.05					
14 Minority Interest	-	-	-	-	-	-	1.03	0.91	1.71	-					
15 Net Profit after Taxes and Minority Interest (13-14)	0.75	7.91	0.76	8.66	(2.59)	95.72	57.46	24.67	98.12	1,037.94					
16 Paid-up Equity Share Capital (Face value Rs. 10 each)	372.94	372.94	372.94	372.94	372.94	372.94	372.94	372.94	372.94	-					
17 Reserves excluding Revaluation Reserves as per Balance Sheet of Previous Accounting Year	-	-	-	-	-	4,980.83	-	-	4,984.63	-					
18 Earnings per Equity Share (before & after Extraordinary Items) of Rs. 10 each* (not annualised) in Rs. Basic & Diluted	(0.12)	0.07	0.02	(0.05)	(0.07)	2.57	1.26	0.69	2.63	-					

* After considering dividend on preference shares at a fixed rate

PART II	(₹ In Lacs)
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PARTICULARS OF SHAREHOLDING													
1 Public Shareholding													
- Number of Shares	1109477	1124901	1128143	1109477	1128143	1128143	1109477	1128143	1128143				
- Percentage of Shareholding	29.75%	30.16%	30.25%	29.75%	30.25%	30.25%	29.75%	30.25%	30.25%				
2 Promoters / Promoter Group Shareholding													
a) Pledged / Encumbered	NIL												
b) Non-encumbered													
- Number of Shares	2619954	2604530	2601288	2619954	2601288	2601288	2619954	2601288	2601288				
- Percentage of Shares	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%				
(as a % of the total shareholding of promoter and promoter and promoter group)	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%				
- Percentage of Shares	70.25%	69.84%	69.75%	70.25%	69.75%	69.75%	70.25%	69.75%	69.75%				
(as a % of the total share capital of the company)	70.25%	69.84%	69.75%	70.25%	69.75%	69.75%	70.25%	69.75%	69.75%				
B INVESTOR COMPLAINTS	Pending at the quarter		Received during the quarter		Disposed off during the quarter		Remaining unresolved end of the quarter						
Quarter ended 30th September, 2012	NIL												

Notes:

- The above results have been reviewed by the Audit Committee and thereafter approved by the Board of Directors at the meeting held on November 01, 2012 and a Limited Review of the same has been carried out by the Statutory Auditors of the Company.
- The figures of the earlier periods have been re-grouped to be in conformity with the new format prescribed under Clause 41 of the Listing Agreement.
- As the Company main business activity falls within a single primary Business segment viz. "Real Estate and warehousing Development" the disclosure requirements of Accounting Standard - 17, "Segment Reporting", notified in Companies (Accounting Standards) Rules, 2006 are not applicable.
- TCI Distribution Centers Ltd. has become a subsidiary of the Company w.e.f. 13th April 2012 accordingly the consolidated results are not comparable with previous periods.

**For & on behalf of
TCI Developers Limited**

Place: Gurgaon
Date : November 01, 2012

**Sd/- D. P. Agarwal
Chairman**