

**VAGHANI TECHNO-BUILD LIMITED**  
**CIN: L74999MH1994PLC187866**  
D WING KARMA SANKALP, 6TH & 7TH ROAD OF RAJAWADI  
GHatkopar (East), Mumbai 400077

**STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2024**

Sr. No.	Particulars	Rs. in Lakhs (except for share and per share data)					
		Quarter ended			Nine Months ended		Year Ended
		31-12-2024	30-09-2024	31-12-2023	31-12-2024	31-12-2023	31-03-2024
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
	<b>Income</b>						
1	(a) Revenue From Operations	-	-	-	-	-	-
2	(b) Other Income	4.22	4.25	4.11	12.78	12.46	16.50
3	<b>Total Revenue (1+2)</b>	<b>4.22</b>	<b>4.25</b>	<b>4.11</b>	<b>12.78</b>	<b>12.46</b>	<b>16.50</b>
4	<b>Expenses</b>						
	(a) Cost of Construction	-	-	-	-	-	-
	(b) Purchase of stock-in-trade	-	-	-	-	-	-
	(c) Changes in inventories of stock in trade	-	-	-	-	-	-
	(d) Employee Benefit Expenses	0.60	0.60	0.47	1.81	1.43	1.43
	(e) Finance Costs	-	-	-	0.01	-	-
	(f) Depreciation and Amortisation Expenses	-	-	-	-	-	-
	(g) Other expenditure	2.04	3.45	1.34	8.31	4.46	5.90
	<b>Total Expenses (4)</b>	<b>2.64</b>	<b>4.05</b>	<b>1.81</b>	<b>10.13</b>	<b>5.89</b>	<b>7.33</b>
5	<b>Profit/(Loss) from ordinary activities before Exceptional Items (3-4)</b>	<b>1.58</b>	<b>0.20</b>	<b>2.30</b>	<b>2.65</b>	<b>6.57</b>	<b>9.17</b>
6	Exceptional Items	-	-	-	-	-	-
7	<b>Profit / (Loss) before tax (5-6)</b>	<b>1.58</b>	<b>0.20</b>	<b>2.30</b>	<b>2.65</b>	<b>6.57</b>	<b>9.17</b>
8	<b>Tax Expense</b>						
	- Current Tax	0.25	0.03	0.35	0.41	1.02	1.43
	- MAT Credit Entitlement	(0.25)	(0.03)	(0.35)	-0.41	(1.02)	(1.43)
	- Tax of earlier years	-	-	-	-	-	-
	- Deferred Tax	0.41	0.05	0.60	0.69	18.61	19.29
	<b>Total Tax Expense</b>	<b>0.41</b>	<b>0.05</b>	<b>0.60</b>	<b>0.69</b>	<b>18.61</b>	<b>19.29</b>
9	<b>Profit / (Loss) for the period (7-8)</b>	<b>1.17</b>	<b>0.15</b>	<b>1.70</b>	<b>1.96</b>	<b>-12.04</b>	<b>(10.12)</b>
10	<b>Other Comprehensive Income, net of income tax</b>						
	A. (i) Items that will be reclassified to Profit or Loss	-	-	-	-	-	-
	(ii) Income tax relating to items that will be reclassified to profit or loss	-	-	-	-	-	-
	B. (i) Items that will not be reclassified to Profit or Loss	-	-	-	-	-	-
	(ii) Income tax relating to items that will not be reclassified to profit or loss	-	-	-	-	-	-
	<b>Total Other Comprehensive Income, net of income tax</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
11	<b>Total Comprehensive Income for the period (9 +/- 10)</b>	<b>1.17</b>	<b>0.15</b>	<b>1.70</b>	<b>1.96</b>	<b>-12.04</b>	<b>(10.12)</b>
12	<b>Paid-up equity share capital (face value of Rs 10/- per share )</b>	<b>522</b>	<b>522</b>	<b>522</b>	<b>522</b>	<b>522</b>	<b>522</b>
13	<b>Earning per share (EPS) (of Rs 10/- each ) (not annualised)</b>						
	Basic/ Diluted EPS	0.02	0.00	0.03	0.04	-0.23	(0.19)

1	The above results have been reviewed and recommended by the Audit Committee and approved by the Board of Directors in their meeting held on February 11, 2025. The statutory Auditors have reviewed the above Unaudited financial Results.
2	These financial results have been prepared in accordance with the recognition and measurement principles under Ind AS as prescribed under Section 133 of the Companies Act, 2013 read with the relevant rules issued thereunder and the other accounting principles generally accepted in India.
3	The Company is engaged in the Real Estate Business and accordingly there are no reportable segments.
4	Figures for the corresponding previous period (s) have been regrouped/reclassified/restated wherever necessary to make them comparable with those of the current period.

For and behalf of Board of Directors

  
**Mr. JATINKUMAR TULSIBHAI PATEL**  
Managing Director  
DIN: 01473158

Place: Ahmedabad  
Dated: February 11, 2025





**Independent Auditor's Review Report on Quarterly and year to date Unaudited Financial Results of the Company under Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.**

To

The Board of Directors of

VAGHANI TECHNO-BUILD LIMITED

1. We have reviewed the accompanying Statement of unaudited financial results of Vaghani Techno-Build Limited (the Company') for the quarter ended 31<sup>st</sup> December, 2024 ('the Statement') attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('the Regulation').

2. 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 Indian Accounting Standard 34 "Interim Financial Reporting" ('Ind AS 34'), prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.

3. 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. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review of interim financial statement 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 as 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.

4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the Listing Regulations including the manner in which it is to be disclosed, or that it contains any material misstatement.

**5. Emphasis of matter**

1. We draw attention to the matter that there are inherent risks involved in estimating the costs to complete each inventory i.e. TDR development project and the future selling prices for each TDR

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development projects. There also exists uncertainty regarding the eligibility of generating the TDR considering the extant regulations applicable to a project which entitles the original owner to claim TDR in the form of Development Rights Certificate (DRC) upon surrendering the compensation amount and complying with the conditions as may be prescribed by the Municipal authorities. The Management has obtained an independent valuation of the inventory. On the Basis of Valuation report, no provision for diminution in the value of inventory has been considered necessary by the management.

2. As of December 31<sup>st</sup>, 2024, a significant portion of the promoters' stake had been transferred pursuant to a Share Purchase Agreement. Consequently, there has been a significant change in the shareholding pattern, resulting in a substantial reduction in the promoters' group's holding.

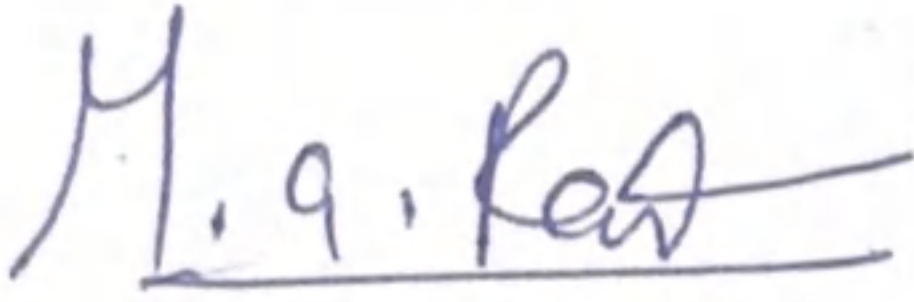
3. The Company has provided a loan to a related party, outstanding balance amounting to ₹197.41 lakhs as on 31/12/2024 at an interest rate of 9% per annum. The loan is repayable after a period of 24 months from the date of disbursement. It is noted that no formal written agreement has been executed for this loan transaction. The management has confirmed that the terms of the loan, including the interest rate and repayment period, are on an arm's length basis.

Our report is not modified in respect of the matters mentioned in above paragraphs.

For, PurushottamKhandelwal& Co.

Chartered Accountants

(FRN: 123825W)



Mahendrasingh S Rao

Partner

M. No.: 154239

UDIN : 25154239BMGYVM5507

Place : Ahmedabad

Date : 11-02-2025