



# Vaghani Techno-Build Limited

CORPORATE IDENTITY NUMBER : L74999MH1994PLC187866

Registered Office: 903, Krushal Commercial Tower, Ghatkopar-Mahul Road, Chembur (West), Mumbai 400 089.

Landline No.: +91 22 3100 8500 • E-mail: investor@vaghanitechnobuild.com • Website: www.vaghanitechnobuild.com

STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2025					
903 & 904, 9TH FLOOR, KRUSHAL COMMERCIAL TOWER, GHATKOPAR-MAHUL ROAD, CHEMBUR (WEST), Mumbai, Maharashtra, India, 400089 CIN: L74999MH1994PLC187866					
Email: investor@vaghanitechnobuild.com; WEB: www.vaghanitechnobuild.com					
Sr. No.	Particulars	Rs. in Lakhs (except for share and per share data)			
		Quarter ended			Year ended
		30/06/2025	31/03/2025	30/06/2024	31/03/2025
		Unaudited (Refer Note 3)	Audited (Refer Note 3)	Audited (Refer Note 3)	Audited
	<b>Income</b>				
1	(a) Revenue From Operations	14.80	50.00	-	50.00
2	(b) Other Income	4.49	4.62	4.31	17.40
3	<b>Total Revenue (1+2)</b>	<b>19.29</b>	<b>54.62</b>	<b>4.31</b>	<b>67.40</b>
	<b>Expenses</b>				
4	(a) Cost of Construction	-	-	-	-
	(b) Purchase of stock-in-trade	-	-	-	-
	(c) Changes in inventories of stock in trade	-	-	-	-
	(d) Employee Benefit Expenses	6.34	1.80	0.61	3.61
	(e) Finance Costs	0.00	0.01	0.01	-
	(f) Depreciation and Amortisation Expenses	0.11	0.06	-	0.06
	(g) Other expenditure	3.25	31.63	2.82	40.62
	<b>Total Expenses (4)</b>	<b>9.70</b>	<b>33.48</b>	<b>3.45</b>	<b>44.29</b>
5	<b>Profit/(Loss) from ordinary activities before Exceptional Items (3-4)</b>	<b>9.59</b>	<b>21.14</b>	<b>0.86</b>	<b>23.11</b>
6	Exceptional Items	-	-	-	-
7	<b>Profit / (Loss) before tax (5-6)</b>	<b>9.59</b>	<b>21.14</b>	<b>0.86</b>	<b>23.11</b>
8	<b>Tax Expense</b>				
	- Current Tax	-	4.80	0.13	5.10
	- MAT Credit Entitlement	-	0.30	(0.13)	-
	- Tax of earlier years	-	-	-	-
	- Deferred Tax	0.02	0.51	0.22	1.01
	<b>Total Tax Expense</b>	<b>0.02</b>	<b>5.61</b>	<b>0.22</b>	<b>6.11</b>
9	<b>Profit / (Loss) for the period (7-8)</b>	<b>9.57</b>	<b>15.53</b>	<b>0.64</b>	<b>17.00</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>
11	<b>Total Comprehensive Income for the period (9 +/- 10)</b>	<b>9.57</b>	<b>15.53</b>	<b>0.64</b>	<b>17.00</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>
13	<b>Earning per share (EPS) (of Rs 10/- each ) (not annualised)</b>				
	Basic/ Diluted EPS	<b>0.18</b>	<b>0.30</b>	<b>0.01</b>	<b>0.33</b>

By Order of Board  
For VAGHANI TECHNO-BUILD LIMITED



**PARTH TULSIBHAI PATEL**  
(CHAIRMAN, DIRECTOR & CFO)  
DIN: 07289967



PLACE : AHMEDABAD  
DATE : 12th August, 2025



# Vaghani Techno-Build Limited

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## PART II: STANDLONE AUDITED SEGMENT WISE REPORTING , REVENUE, RESULTS, ASSETS, LIABILITIES

PARTICULARS	RS.IN LAKHS			
	QUARTER ENDED			YEAR ENDED
	30.06.25 (Unaudited)	31.03.25 (Audited)	30.06.2024 (Unaudited)	31.03.2025 (Audited)
<b>1 Segment Revenue:</b>				
(a) Net sales/income from operations				
Real Estate Business	14.80	50.00	-	50.00
Solar Business	-	-	-	-
Other Business	4.49	4.62	4.31	17.40
<b>2 Total</b>	<b>19.290</b>	<b>54.620</b>	<b>4.311</b>	<b>67.400</b>
<b>Segment Results :</b>				
Real Estate Business	-	-	-	-
Solar Business	-	-	-	0.00
Other Business	9.57	15.53	0.64	17.00
<b>Total</b>	<b>9.57</b>	<b>15.53</b>	<b>0.64</b>	<b>17.00</b>
Add: Other Unallocable Income net of unallocable	-	-	-	0.00
Less Other Unallocable Exp	-	-	-	0.00
Less Finance Cost	-	-	-	0.00
<b>Profit Before Tax</b>	<b>9.57</b>	<b>15.53</b>	<b>0.64</b>	<b>17.00</b>
<b>3 Segment Assets :</b>				
Real Estate Business	325.00	-	-	-
Solar Business	237.61	-	-	-
Corporate (Unallocated)	0.81	0.52	0.00	0.52
<b>Total</b>	<b>563.42</b>	<b>0.52</b>	<b>0.00</b>	<b>0.52</b>
<b>4 Segment Liabilities :</b>				
Real Estate Business	0.00	-	0.00	0.00
Solar Business	0.00	-	0.00	0.00
Corporate (Unallocated)	20.56	15.07	0.00	15.07
<b>Total</b>	<b>20.56</b>	<b>15.07</b>	<b>0.00</b>	<b>15.07</b>
<b>5 Captial Employed :</b> <b>(Segment Assets- Segment Liabilites)</b>				
Real Estate Business	325.000	0.000	0.000	0.000
Solar Business	237.609	0.000	0.000	0.000
Corporate (Unallocated)	-19.751	-14.548	0.000	-14.548
<b>Total</b>	<b>542.86</b>	<b>-14.55</b>	<b>0.00</b>	<b>-14.55</b>

**Note:**

Based on the "Management Approach" as defined in IND-As 108- Operating Segment, the Chief Operating Decision Maker evaluate the Company's Performance and allocate resources based on an analysis of various performance indicators by business segments. Accordingly, information has been presented along these business segments. The Accounting principles used in the preparation of the financial statement are consistently applied to record revenue and expenditure in individual segment.

By Order of Board  
For VAGHANI TECHNO-BUILD LIMITED

PARTH TULSIBHAI PATEL  
(CHAIRMAN, DIRECTOR & CFO)  
DIN: 07289967



Place : AHMEDABAD  
DATE : 12th August,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 30<sup>th</sup> June, 2025 (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 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. We draw attention to the financial statements, which describes the allotment of 2,35,35,491 Convertible Warrants on a preferential basis by the Company, as approved by the Board of Directors in their meeting held on May 10, 2025. The issue price of each warrant is Rs. 10 and each warrant is convertible into



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one fully paid-up equity share of Rs. 10/- each at any time within eighteen months from the date of allotment, subject to payment of 75% of the total consideration by the allottees.

The Company has received 25% of the issue price, amounting to Rs. 6,47,22,600.25, as upfront payment for the allotment of these warrants. The details of allottees, including promoters and non-promoters, and the consideration received, have been disclosed in the letter submitted to the Bombay Stock Exchange and appropriate approval of BSE Ltd received for the allotment of said warrants.

The conversion of these warrants into equity shares will result in an increase in the Company's paid-up equity share capital upon the payment of the remaining consideration. However, as of the quarter-end, there has been no change in the paid-up equity share capital of the Company.

Our opinion is not modified in respect of this matter.

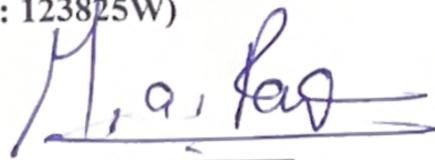
3. The Company has provided a loan to a related party, outstanding balance amounting to ₹ 201.84 lakhs as on 30<sup>th</sup> June, 2025 at an interest rate of 9% per annum. The loan is repayable after a period of 24 months from the date of disbursement. It is noted that no formal written agreement has 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, Purushottam Khandelwal & Co.

Chartered Accountants

(FRN: 123825W)



Mahendrasingh S Rao

(Partner)

M. No.: 154239

UDIN: 25154239BMGYZS8282

Place: Ahmedabad

Date: 12-08-2025

