

October 29, 2024

<b>To,</b> <b>BSE Limited</b> Phiroze Jeejeebhoy Towers, Dalal Street, Fort, Mumbai – 400 001 <b>BSE Scrip Code:</b> 543955	<b>To,</b> <b>National Stock Exchange of India Limited</b> Exchange Plaza, C-1, Block G, Bandra Kurla Complex, Bandra (East), Mumbai – 400 051 <b>NSE Symbol:</b> TREL
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Dear Sir/Madam,

**Subject: Outcome of Board Meeting pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 held on October 29, 2024**

Pursuant to the provisions of Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI Listing Regulations”), we wish to inform you that the Board of Directors of the Company on the recommendation of Audit Committee at its meeting held today i.e. Tuesday, October 29, 2024 has considered and approved the Un-audited (Standalone and Consolidated) Financial Results of the Company for the quarter and half year ended September 30, 2024, along with limited review report of the Auditors as required under Regulation 33(3) of SEBI Listing Regulations.

Copy of aforesaid results along with the Limited Review Report of the Auditors of the Company are enclosed herewith as '**Annexure-1**'.

Further, pursuant to Regulation 46 of SEBI Listing Regulations, Outcome of Board Meeting would be made available on the website of the Company at [www.transindia.co.in](http://www.transindia.co.in).

Extracts of the results will be published in newspaper in compliance with Regulation 47 of SEBI Listing Regulations.

The meeting of the Board of Directors commenced at 12:15 p.m. (IST) and concluded at 4:45 p.m. (IST).

Kindly takes the same on your records.

Thanking you.

For **Transindia Real Estate Limited**  
(Formerly *Transindia Realty & Logistics Parks Limited*)

**Khushboo Dinesh Mishra**  
**Company Secretary & Compliance Officer**

**Encl: a/a**

# C C Dangi & Associates

## Chartered Accountants

### **Independent Auditor's Review Report on Quarterly and Year to Date Unaudited Standalone Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended.**

#### **Review Report to The Board of Directors Transindia Real Estate Limited**

1. We have reviewed the accompanying statement of unaudited standalone financial results of Transindia Real Estate Ltd ("the Company") for the quarter ended 30<sup>th</sup> September, 2024 and year to date from April 01, 2024 to September 30, 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 Listing Regulations").
2. The Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. The Statement has been approved by the Company's Board of Directors. 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 Statements are free of material misstatement. A review of interim financial information 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 an 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 ('Ind AS') specified under Section 133 of the Companies Act 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

**For C.C. Dangi & Associates**  
Chartered Accountants  
ICAI Firm Regn. No. 102105W

**Ashish C. Dangi**  
Partner  
Membership No.: 122926  
UDIN: 24122926BKFSQS5867  
Place: Mumbai  
Date: 29<sup>th</sup> October 2024

TRANSINDIA REAL ESTATE LIMITED

Regd Office: 6th Floor, B Wing, Allcargo House, CST Road, Kalina, Santacruz (East), Mumbai - 400 098

STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS ENDED SEPTEMBER 30, 2024

(Rs. in Lakhs)

Particulars	Quarter ended			Six months ended		Year ended
	30-Sep-24 (Unaudited)	30-Jun-24 (Unaudited)	30-Sep-23 (Unaudited)	30-Sep-24 (Unaudited)	30-Sep-23 (Unaudited)	31-Mar-24 (Audited)
<b>Continuing Operations:</b>						
<b>1 Income</b>						
(a) Income from operations	1,403	1,472	1,892	2,875	3,808	7,477
(b) Other income	1,280	2,118	1,654	3,398	2,896	7,434
<b>Total income</b>	<b>2,683</b>	<b>3,590</b>	<b>3,545</b>	<b>6,273</b>	<b>6,704</b>	<b>14,911</b>
<b>2 Expenses</b>						
(a) Operating expenses	110	185	397	295	1,000	1,710
(b) Employee benefits expenses	313	537	170	851	355	947
(c) Finance costs	114	111	210	224	476	726
(d) Depreciation and amortisation expense	162	160	189	322	385	725
(e) Other expenses	216	515	275	731	722	1,226
<b>Total expenses</b>	<b>915</b>	<b>1,508</b>	<b>1,241</b>	<b>2,424</b>	<b>2,938</b>	<b>5,334</b>
<b>3 Profit before tax and exceptional items for the period / year from continuing operations (1 - 2)</b>	<b>1,768</b>	<b>2,082</b>	<b>2,304</b>	<b>3,849</b>	<b>3,766</b>	<b>9,577</b>
4 Exceptional items (refer note 6)	-	-	9,679	-	9,406	30,221
<b>5 Profit before tax (3+4)</b>	<b>1,768</b>	<b>2,082</b>	<b>11,984</b>	<b>3,849</b>	<b>13,173</b>	<b>39,798</b>
<b>6 Tax expense</b>						
(a) - Current tax charge	563	190	3,422	753	3,623	9,418
(b) - Deferred tax charge/(credit)	61	343	(109)	404	(158)	(148)
<b>Total Tax Expense</b>	<b>623</b>	<b>533</b>	<b>3,313</b>	<b>1,157</b>	<b>3,465</b>	<b>9,270</b>
<b>7 Profit after tax for the period / year from continuing operations (5-6)</b>	<b>1,144</b>	<b>1,549</b>	<b>8,670</b>	<b>2,693</b>	<b>9,708</b>	<b>30,528</b>
<b>8 Discontinued Operations (refer note 8):</b>						
Profit before tax from discontinued operations	-	-	(76)	-	1,488	1,488
9 Exceptional item (refer note 6)	-	-	76	-	(1,488)	(1,488)
<b>10 Profit before tax after exceptional item (8+9)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
11 Tax Income/ (expense) on discontinued operations	-	-	-	-	-	-
<b>12 Profit after tax for the period/year from discontinued operations (10+11)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>13 Profit for the year / period (7+12)</b>	<b>1,144</b>	<b>1,549</b>	<b>8,670</b>	<b>2,693</b>	<b>9,708</b>	<b>30,528</b>
<b>14 Other comprehensive income / (expense)</b>						
(i) Items that will not be reclassified to profit or loss	13	(4)	(8)	9	(9)	(14)
(ii) Items that will be reclassified to profit or loss (net of tax)	-	-	-	-	-	-
<b>Other comprehensive for the year / period</b>	<b>13</b>	<b>(4)</b>	<b>(8)</b>	<b>9</b>	<b>(9)</b>	<b>(14)</b>
<b>15 Total comprehensive income (13+14)</b>	<b>1,157</b>	<b>1,545</b>	<b>8,662</b>	<b>2,702</b>	<b>9,699</b>	<b>30,514</b>
16 Paid-up equity share capital (Face value of Rs. 2 each)	4,914	4,914	4,914	4,914	4,914	4,914
<b>17 Other Equity</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,19,836</b>
<b>18 Earnings Per Share -(Face value of Rs. 2 each) (not annualised for the quarters) (In Full Rupees):</b>						
(a) Basic	0.47	0.63	3.53	1.10	3,95,120	12.43
(b) Diluted	0.47	0.63	3.53	1.10	3.95	12.42
<b>19 Earnings Per Share -Continuing Operation (Face value of Rs. 2 each) (not annualised for the quarters) ( In Full Rupees):</b>						
(a) Basic	0.47	0.63	3.53	1.10	3,95,120	12.43
(b) Diluted	0.47	0.63	3.53	1.10	3.95	12.42
<b>20 Earnings Per Share -Discontinued Operation (Face value of Rs. 2 each) (not annualised for the quarters) (In Full Rupees):</b>						
(a) Basic	-	-	-	-	-	-
(b) Diluted	-	-	-	-	-	-

TRANSINDIA REAL ESTATE LIMITED

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**TRANSINDIA REAL ESTATE LIMITED**

Regd Office: 6th Floor, B Wing, Allcargo House, CST Road, Kalina, Santacruz (East), Mumbai - 400 098

Statement of unaudited assets and liabilities as at September 30, 2024

(Rs.in lakhs)

Particulars	As at	As at
	September 30, 2024	March 31, 2024
	Unaudited	Audited
<b>Assets</b>		
<b>Non-current assets</b>		
Property, plant and equipment	871	912
Other intangible assets	1	1
Investment property	22,836	23,053
Investments in subsidiaries	54,373	7,274
Investments in Other companies	-	500
Financial assets		
Loans	19,955	49,159
Other financial assets	17,892	103
Income tax assets (net)	262	358
Other non-current assets	4,795	4,278
	<b>1,20,985</b>	<b>85,638</b>
<b>Current assets</b>		
Inventories	-	2
Financial assets		
Investments	13,373	40,860
Trade receivables	1,085	1,457
Cash and cash equivalents	602	835
Loans	366	1
Other financial assets	279	6,578
Contract Assets	85	73
Other current assets	377	1,161
	<b>16,167</b>	<b>50,967</b>
<b>Total Assets</b>	<b>1,37,152</b>	<b>1,36,605</b>
<b>Equity and liabilities</b>		
<b>Equity</b>		
Equity share capital	4,914	4,914
Other equity	1,21,309	1,19,836
<b>Total equity</b>	<b>1,26,223</b>	<b>1,24,750</b>
<b>Liabilities</b>		
<b>Non-current liabilities</b>		
Financial liabilities		
Borrowings	1,943	3,887
Other financial liabilities	725	646
Deferred tax liabilities (net)	2,644	2,241
Other non-current liabilities	762	812
	<b>6,074</b>	<b>7,586</b>
<b>Current liabilities</b>		
Financial liabilities		
Borrowings	1,943	1,943
Trade payables		
a) Total outstanding dues of micro enterprises and small enterprises (* Less than Rs 1 lakh)	*	2
b) Total outstanding dues of creditors other than micro enterprises and small enterprises	481	127
Other payables	1,563	1,239
Other financial liabilities	589	541
Net employee defined benefit liabilities	102	96
Other current liabilities	175	321
	<b>4,854</b>	<b>4,269</b>
<b>Total Equity and Liabilities</b>	<b>1,37,152</b>	<b>1,36,605</b>

**TRANSINDIA REAL ESTATE LIMITED**

Regd Office: 6th Floor, B Wing, Allcargo House, CST Road, Kalina, Santacruz (East), Mumbai - 400 098  
Statement of Unaudited Standalone Cash Flows for the six months ended September 30, 2024

(Rs.in lakhs)

Particulars	September 30, 2024	September 30, 2023
	Unaudited	Unaudited
<b>Operating activities</b>		
<b>Profit before tax and after exceptional item - Discontinued operations</b>	-	1,488
<b>Profit before tax and after exceptional item - Continuing operations</b>	3,849	11,685
<b>Adjustments to reconcile profit before tax to net cash flows:</b>		
Depreciation and amortisation	322	385
Impairment loss recognized under expected credit loss model	39	150
Sundry balances written off	6	-
Provision for Doubtful Advances	-	(6)
Fair value gain on financial instruments through profit or loss	(245)	(67)
Finance costs	224	476
Finance income	(1,898)	(2,510)
(Gain) / Loss on disposal of property, plant and equipment (net)	(159)	(45)
Profit on sale of current investments (net)	(1,024)	(88)
Gain arising out of sale of equipment division under slump sale arrangements (net)	-	(9,679)
	<b>1,115</b>	<b>1,789</b>
<b>Working capital adjustments:</b>		
(Increase) / decrease in trade receivables	947	(1,704)
(Increase) / Decrease in loans and advances	1	-
Decrease in inventories	2	-
Decrease / (increase) in financial and other assets	1,785	1,060
Increase / (decrease) in trade and other payables, provisions, other current and non-current financial and other liabilities	(1,786)	4,444
<b>Cash generated from operating activities</b>	<b>2,063</b>	<b>5,589</b>
Income tax paid (net of refunds) (net)	(467)	(1,984)
<b>Net cash flows from operating activities (A)</b>	<b>1,596</b>	<b>3,605</b>
<b>Investing activities</b>		
Proceeds from sale of property, plant and equipment	159	45
Purchase of property, plant and equipment and investment property (including movement in capital work in progress, capital advances and capital creditors)	(96)	(1,950)
Proceeds from Redemption of Optionally Convertible Debentures	-	3,215
Purchase of Non-current investments in subsidiaries	(1,175)	-
Further consideration received on achievement of milestone w.r.t sale of controlling stake in subsidiaries under definitive documentation	2,100	-
Further Consideration received on sale of equipment business under slump sale arrangements	596	13,521
Consideration paid towards acquisition of rights and interests in the shares as well as investment properties in the target companies.	(17,876)	-
Purchase of current investments	(6,322)	(5,176)
Proceeds from sale of current investments	35,538	-
Movement in Business trust fund account pursuant to demerger (net)	-	14,525
Interest income received	769	258
Loans and advances given to subsidiaries	(12,324)	(27,941)
Loans and advances received back from subsidiaries	173	4,305
Inter-Corporate deposits given	-	(3,818)
Inter-Corporate deposits received back	-	3,818
<b>Net cash flows from (used in) investing activities (B)</b>	<b>1,541</b>	<b>802</b>
<b>Financing activities</b>		
Repayment of non-current borrowings	(1,943)	(3,944)
Lease payments	-	(7)
Interest on lease	-	(2)
Finance costs	(199)	(444)
Dividend paid	(1,228)	-
<b>Net cash flows from / (used in) financing activities (C)</b>	<b>(3,371)</b>	<b>(4,397)</b>
<b>Net increase / (decrease) in cash and cash equivalents (A+B+C)</b>	<b>(233)</b>	<b>10</b>
<b>Cash and Cash Equivalent at the beginning of the year</b>	<b>835</b>	<b>1,247</b>
<b>Cash and cash equivalents at the end</b>	<b>602</b>	<b>1,257</b>

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STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED SEPTEMBER 30, 2024



Segmentwise revenue and results for the quarter and six months ended September 30, 2024 and segmentwise assets and liabilities as at September 30, 2024:-

Sr. No	Particulars	(Rs. in Lakhs)					
		Quarter ended			Six months ended		Year ended
		30-Sep-24 (Unaudited)	30-Jun-24 (Unaudited)	30-Sep-23 (Unaudited)	30-Sep-24 (Unaudited)	30-Sep-23 (Unaudited)	31-Mar-24 (Audited)
1	<b>Segment revenue</b>						
	<b>Segment revenue from continuing operations</b>						
	a. Logistics Park	1,206	1,287	1,084	2,492	2,259	4,646
	b. Equipment Hiring (Non crane)	197	185	808	383	1,549	2,831
	<b>Net revenue from continuing operations</b>	<b>1,403</b>	<b>1,472</b>	<b>1,892</b>	<b>2,875</b>	<b>3,808</b>	<b>7,477</b>
	<b>Segment revenue from discontinued operations</b>						
	c. Equipment Hiring (Crane)	-	-	(7)	-	2,481	2,481
	<b>Net revenue from discontinued operations (refer note 8)</b>	<b>-</b>	<b>-</b>	<b>(7)</b>	<b>-</b>	<b>2,481</b>	<b>2,481</b>
	<b>Net income from continuing and discontinued operations</b>	<b>1,403</b>	<b>1,472</b>	<b>1,885</b>	<b>2,875</b>	<b>6,289</b>	<b>9,958</b>
2	<b>Segment results</b>						
	a. Logistics Park	563	226	531	790	1,100	2,221
	b. Equipment Hiring (Non crane)	38	(152)	330	(114)	247	648
	Less: Finance costs	(114)	(111)	(210)	(224)	(476)	(726)
	Add: Other income	1,280	2,118	1,654	3,398	2,896	7,434
	<b>Profit before tax and exceptional items</b>	<b>1,768</b>	<b>2,081</b>	<b>2,304</b>	<b>3,849</b>	<b>3,766</b>	<b>9,577</b>
	Add: exceptional items (refer note 6)	-	-	9,679	-	9,406	30,221
	<b>Total Profit before tax from Continuing operations</b>	<b>1,768</b>	<b>2,081</b>	<b>11,984</b>	<b>3,849</b>	<b>13,173</b>	<b>39,798</b>
	<b>Profit before tax from discontinued operations</b>						
	c. Equipment Hiring (Crane)	-	-	(76)	-	1,488	1,488
	Less: exceptional items (refer note 6)	-	-	76	-	(1,488)	(1,488)
	<b>Total Profit before tax from Continuing and discontinued operations</b>	<b>1,768</b>	<b>2,081</b>	<b>11,984</b>	<b>3,849</b>	<b>13,173</b>	<b>39,798</b>
3	<b>Segment assets</b>						
	a. Logistics Park	1,34,969	1,35,721	95,052	1,34,969	95,052	1,33,430
	b. Equipment Hiring (Non crane)	2,182	3,419	6,182	2,182	6,182	3,175
	<b>Total segment asset from Continuing operations</b>	<b>1,37,152</b>	<b>1,39,140</b>	<b>1,01,234</b>	<b>1,37,152</b>	<b>1,01,234</b>	<b>1,36,605</b>
	Add : Discontinued operation [Logistics Park (Specified subsidiaries)]	-	-	19,027	-	19,027	-
	Add : Discontinued operation [Equipment hiring (Crane)]	-	-	-	-	-	-
	<b>Total assets</b>	<b>1,37,152</b>	<b>1,39,140</b>	<b>1,20,261</b>	<b>1,37,152</b>	<b>1,20,261</b>	<b>1,36,605</b>
4	<b>Segment liabilities</b>						
	a. Logistics Park	4,054	4,062	4,417	4,054	4,417	3,397
	b. Equipment Hiring (Non crane)	344	369	-	344	-	388
	<b>Total segment liabilities from Continuing operations</b>	<b>4,398</b>	<b>4,431</b>	<b>4,417</b>	<b>4,398</b>	<b>4,417</b>	<b>3,785</b>
	Add : Discontinued operation [Equipment hiring (Crane)]	-	-	-	-	-	-
	<b>Total segment liabilities</b>	<b>4,398</b>	<b>4,431</b>	<b>4,417</b>	<b>4,398</b>	<b>4,417</b>	<b>3,785</b>
	Net assets pertaining to Discontinued operation [Logistics Park (Specified subsidiaries)]	-	-	19,027	-	19,027	-
	Net assets pertaining to Discontinued operation [Equipment hiring (Crane)]	-	-	-	-	-	-
	<b>Total net assets of Discontinued operations</b>	<b>-</b>	<b>-</b>	<b>19,027</b>	<b>-</b>	<b>19,027</b>	<b>-</b>

Segment revenue, results, assets and liabilities represent amounts identifiable to each of the operating segments.

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**TRANSINDIA REAL ESTATE LIMITED**

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**NOTES TO UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS ENDED SEPTEMBER 30, 2024**

**Notes:**

- 1) The unaudited standalone financial results of Transindia Real Estate Limited ("the Company") for quarter and six months ended September 30, 2024 have been prepared in accordance with the Indian Accounting Standards ("Ind AS") as prescribed under Section 133 of the Companies Act, 2013 (as amended) read with the Companies (Indian Accounting Standards) Rules, 2015, as amended.
- 2) The unaudited standalone financial results for the quarter and six months ended September 30, 2024 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on October 29, 2024. The Statutory Auditors have conducted review of these results pursuant to the requirements of Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended. There are no qualifications in the report issued by the auditors.
- 3) The Board of directors of the Company at its meeting held on 21 May 2024 has considered and approved inter-alia following matters which has taken place with the related parties. Since they were material related party transactions, the Company has gone ahead with shareholders' approval through postal ballot process. The consent of the shareholders were received on 22 July 2024 in favour of the Company :-
  - (i) In view of strategic move for further expansion in warehousing and real estate business, the management of the Company has considered and approved the acquisition of rights of Gorsai Logistics Park Private Limited, Dighanta Landscape Private Limited, Panchghara Landscape Private Limited, Panchghara Logistics Park Private Limited, PCPL Industrial & Logistics Park (Hoskote) Private Limited (hereinafter called as 'Target companies') for the total consideration of Rs 27,778 lakhs. During the quarter, the Company has paid consideration of Rs.16,158 lakhs to 'Talentos Entertainment Private Limited' and 'Talentos Warehousing and Industrial Parks Private Limited' (which are the part of promoter group companies) for acquisition of rights and interest held by them in shares and underlying assets of the Target companies in favour of the Company. As per definitive transaction documents executed between the Company, Target companies and the promoter group companies, the shares of target companies has been pledged in the favour of the Company till the controlling interest will get transferred upon the satisfaction of certain milestones as defined in these documents. The same is treated as substantive condition precedent.
  - (ii) The Property purchases through its Subsidiary Company namely AGL Warehousing Private Limited from Allnet Financial Services Private Limited, Sealand Cranes Private Limited, Talentos (India) Private Limited and Avash Builders & Infrastructure Private Limited for the total consideration of Rs10,730 lakhs. AGL Warehousing Private Limited has completed the said transaction as on September 30, 2024.
- 4) The Board of directors of the Company at its meeting held on 21 May 2024 has considered and approved the following matters:-
  - i) Buying of 100% controlling stake in Transindia Freight Services Private Limited. During the quarter, The Company has executed the Share Purchase Agreement and effected share transfer. Consequently, Transindia Freight Services Private Limited has become a wholly owned subsidiary of the Company.
  - ii) Also, it has approved the buy-out of Non-controlling interests in AGL Warehousing Private Limited for a total consideration of Rs 593 lakhs. During the quarter, the Company has executed Share Purchase Agreement (SPA) and effected share transfer. Consequently, AGL Warehousing Private Limited has become a wholly owned subsidiary of the Company.
- 5) The Board of directors of the Company at its meeting held on August 07, 2024 has considered inter-alia following matters:-
  - (i) Given In principle approval for the sale of its land and building situated at Shoolagiri Taluka , Krishnagiri District, TamilNadu owned by its wholly owned subsidiary company 'Mandanhatti Logistics and Industrial Parks Private Limited'. The subsidiary Company has executed Cancellable Non-binding Letter of Intent (LOI) dated July 05, 2024 with Caterpillar India Private Limited in this respect. The said transaction is subject to execution of various customary closing documents as mentioned in the LOI and without execution of which transaction will not pass through (substantive condition precedent). Hence as on the date of signing of this Limited review results of the Company for quarter and half year ended September 20, 2024 the same event is considered to be a Non adjusting event and accordingly no adjustments /effects of the said transaction have been considered in the financial statements of the Company.
  - (ii) Have declared and paid an interim dividend of Rs. 0.50 per equity share.

6) **Exceptional item includes the following:-**

Particulars	Quarter ended			Six months ended		Year ended
	30-Sep-24	30-Jun-24	30-Sep-23	30-Sep-24	30-Sep-23	31-Mar-24
<b>(A) Continuing operations</b>						
Gain on sale of Equipment Hiring (Crane) division( refer note 8).	-	-	9,679	-	9,679	9,679
Gain on sale of controlling stake in subsidiaries and other companies under definitive documentation (refer note 7).	-	-	-	-	-	22,831
Cost incurred towards conversion closing milestone.	-	-	-	-	(273)	(557)
Stamp duty payable/provided on adjudication process for assets acquired under demerger.	-	-	-	-	-	(1,732)
<b>Total (A)</b>	-	-	<b>9,679</b>	-	<b>9,406</b>	<b>30,221</b>
<b>(B) Discontinued operations</b>						
Profit before tax till the date of fulfilment of conditions precedent	-	-	76	-	1,488	1,488
Liability towards profits earned in trust on behalf of the buyer before conversion closing date (refer note 8)	-	-	(76)	-	(1,488)	(1,488)
<b>Total (B)</b>	-	-	-	-	-	-
<b>Exceptional items from continuing and discontinued operations (A) + (B)</b>	-	-	<b>9,679</b>	-	<b>9,406</b>	<b>30,221</b>



**TRANSINDIA REAL ESTATE LIMITED**

**Regd Office: 6th Floor, B Wing, Allcargo House, CST Road, Kalina, Santacruz (East), Mumbai - 400 098**

**NOTES TO UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS ENDED SEPTEMBER 30, 2024**

- 7) In the previous year ended March 31, 2024, the management of the Company on 28 February 2024 has executed the Securities Subscription and Purchase Agreement (“SSPA”) between Malur Logistics and Industrial Parks Private Limited, Venkatapura Logistics and Industrial Parks Private Limited, Allcargo Logistics & Industrial Park Private Limited, Kalina Warehousing Private Limited and Panvel Warehousing Private Limited (collectively referred to as “Specified Companies”), Allcargo Logistics Limited (Demerged Company), Horizon Industrial Parks Private Limited (“HIPPL”) and BRE Asia Urban Holdings Ltd (“Investor”) to sell remaining 10% equity stake in the specified companies and 100% equity stake in Allcargo Multimodal Private Limited for an agreed consideration of Rs 25,136 lakhs. During the quarter ended September 30, 2024, the Company has received the balance consideration of Rs 2,100 lakhs. In the previous year ended March 31, 2024, the Company has recognised a gain of Rs 22,831 lakhs on dilution of its equity stake in the said entities and shown as an exceptional item.
- 8) In the previous year ended March 31, 2024 The Board of directors of the Company in its meeting held on April 26, 2023 has approved and signed Business Transfer Agreement with Premier Heavy Lift Private Limited, for sale of Crane Division as a going concern on a slump sale basis at a lump sum cash consideration of Rs 12,100 lakhs plus the net working capital as on 01 April 2023 being effective date. The related Conditions Precedents as mentioned in Business Transfer agreement has been complied by the Company to the satisfaction of the buyer on July 04, 2023 and Company recorded gain of Rs 9,679 lakhs in the previous year ended March 31, 2024 as an exceptional item. Accordingly, revenue and corresponding expenses of the crane division for the period ended July 04, 2023 are incurred on behalf of the buyer. Thus profit / (loss ) attributable to crane division does not impact Statement of Profit and Loss of the company.

The extract of Revenues and expenses of Crane business upto July 04, 2023 are as under:-

Particulars	Quarter ended			Six months ended		Year ended
	30-Sep-24	30-Jun-24	30-Sep-23	30-Sep-24	30-Sep-23	31-Mar-24
Revenue from Operations	-	-	(7)	-	2,481	2,481
Other Income	-	-	(1)	-	582	582
Total Expenses	-	-	69	-	1,575	1,575
Liability towards profits earned in trust on behalf of the buyer before conversion closing date	-	-	(76)	-	(1,488)	(1,488)
<b>Profits from discontinued operation</b>	-	-	-	-	-	-

- 9) Figures of the previous quarters / periods have been re-grouped where ever considered necessary.
- 10) The standalone financial results of the Company are available on the Company's website.

**For and on behalf of Board of Directors of Transindia Real Estate Limited**  
**CIN No:L61200MH2021PLC372756**

**Jatin J Chokshi**  
**Managing Director**  
DIN:00495015  
Date: October 29, 2024  
Place: Mumbai

# C C Dangi & Associates

## Chartered Accountants

### **Independent Auditor's Review Report on Quarterly and Year to Date Unaudited Consolidated Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended.**

#### **Review Report to The Board of Directors Transindia Real Estate Limited**

1. We have reviewed the accompanying statement of unaudited consolidated financial results of Transindia Real Estate Ltd (the "Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group") for the quarter ended 30<sup>th</sup> September, 2024 and year to date from April 01, 2024 to September 30, 2024 (the "Statement") attached herewith, being submitted by the Holding Company pursuant to the requirements of Regulation 33 of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. The Holding Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. The Statement has been approved by the Holding Company's Board of Directors. 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 Statements are free of material misstatement. A review of interim financial information 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 an 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.

We also performed procedures in accordance with the Master Circular issued by the Securities and Exchange Board of India under Regulation 33(8) of the Listing Regulations, to the extent applicable.

4. The Statement includes the results of the following entities:

<b>Sr.No</b>	<b>Name of the Entity</b>	<b>Relationship</b>
1.	Transindia Real Estate Limited	Holding Company
2.	AGL Warehousing Private Limited	Subsidiary Company
3.	Allcargo Inland Park Private Limited	Subsidiary Company
4.	Avvashya Inland Park Private Limited	Subsidiary Company
5.	Avvashya Projects Private Limited	Subsidiary Company
6.	Allcargo Warehousing Management Pvt Ltd	Subsidiary Company
7.	Bhiwandi Multimodal Private Limited	Subsidiary Company
8.	Dankuni Industrial Parks Private Limited	Subsidiary Company
9.	Hoskote Warehousing Private Limited	Subsidiary Company
10.	Jhajjar Warehousing Private Limited	Subsidiary Company
11.	Koprolu Warehousing Private Limited	Subsidiary Company
12.	Marasandra Logistics and Industrial Park Pvt Ltd	Subsidiary Company
13.	Madanahatti Logistics and Industrial Parks Pvt Ltd	Subsidiary Company
14	Transindia Freight Services Pvt Ltd	Subsidiary Company (w.e.f. Sept. 1, 2024)

5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of review reports of other auditors referred to in paragraph 7 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with recognition and measurement principles laid down in the aforesaid Indian Accounting Standards specified under Section 133 of the Companies Act, 2013, as amended read with relevant rules issued thereunder and other recognised accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, read with the Circular, including the manner in which it is to be disclosed, or that it contains any material misstatement.
6. In case of one of the subsidiary Transindia Freight Services Private Limited acquired during the quarter, the net assets as on acquisition date are based on management approved financial statements of the company which have been audited by us.
7. The accompanying Statement includes the unaudited interim financial results and other financial information, in respect of: 2 subsidiaries, whose unaudited interim financial results includes total revenues of Rs 440.52 lacs, total net profit / (loss) after tax of Rs. 43.68 lacs for the period ended 30<sup>th</sup> September, 2024 as considered in the statement which have been reviewed by its respective independent auditors.

The independent auditor's reports on interim financial results of these entities have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures in respect of these subsidiaries is based solely on the report of such auditors and procedures performed by us as stated in paragraph 3 above.

8. The accompanying Statement includes unaudited interim financial results and other unaudited financial information in respect of: 5 subsidiaries, whose interim financial results includes total revenues of Rs 0.39 lacs, total net profit / (loss) after tax of Rs. (15.58) lacs for the period ended 30<sup>th</sup> September, 2024. The unaudited interim financial results and other unaudited financial information of these subsidiaries has not been reviewed by any auditor and have been approved and furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the affairs of these subsidiaries is based solely on such unaudited interim financial results and other unaudited financial information.

According to the information and explanations given to us by the Management, these interim financial results are not material to the Group.

Our conclusion on the Statement in respect of matters stated in para 7 and 8 above is not modified with respect to our reliance on the work done and the reports of the other auditors and the financial results certified by the Management.

**For C.C. Dangi & Associates**  
Chartered Accountants  
ICAI Firm Regn. No. 102105W

**Ashish C. Dangi**  
Partner  
Membership No.: 122926  
UDIN: 24122926BKFSQT3340  
Place: Mumbai  
Date: 29<sup>th</sup> October 2024

STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS ENDED SEPTEMBER 30, 2024

(Rs. In Lakhs)

Sr. No.	Particulars	Quarter ended			Six months ended		Year ended
		30-Sep-24 (Unaudited) (refer note 4)	30-Jun-24 (Unaudited)	30-Sep-23 (Unaudited)	30-Sep-24 (Unaudited) (refer note 4)	30-Sep-23 (Unaudited)	31-Mar-24 (Audited)
	<b>Continuing Operations:</b>						
<b>1</b>	<b>Income</b>						
(a)	Income from operations	2,002	1,868	2,488	3,870	5,119	9,682
(b)	Other income	602	966	251	1,568	376	2,351
	<b>Total income</b>	<b>2,604</b>	<b>2,834</b>	<b>2,738</b>	<b>5,438</b>	<b>5,494</b>	<b>12,033</b>
<b>2</b>	<b>Expenses</b>						
(a)	Operating expenses	213	257	400	469	1,006	1,926
(b)	Employee benefits expense	313	537	170	851	355	947
(c)	Finance cost	126	120	242	246	546	818
(d)	Depreciation and amortisation expense	420	383	415	803	833	1,620
(e)	Other expenses	250	577	349	827	854	1,402
	<b>Total expenses</b>	<b>1,322</b>	<b>1,874</b>	<b>1,576</b>	<b>3,196</b>	<b>3,594</b>	<b>6,713</b>
<b>3</b>	<b>Profit before share of profit from associates and joint ventures, exceptional item and tax from continuing operations (1 - 2)</b>	<b>1,282</b>	<b>960</b>	<b>1,162</b>	<b>2,242</b>	<b>1,900</b>	<b>5,320</b>
4	Share of profit from associates and joint ventures	-	-	-	-	-	-
<b>5</b>	<b>Profit before tax and exceptional item (3 + 4)</b>	<b>1,282</b>	<b>960</b>	<b>1,162</b>	<b>2,242</b>	<b>1,900</b>	<b>5,320</b>
<b>6</b>	<b>Exceptional items (refer note 6)</b>	<b>-</b>	<b>-</b>	<b>9,679</b>	<b>-</b>	<b>9,406</b>	<b>28,156</b>
<b>7</b>	<b>Profit before tax (5 + 6)</b>	<b>1,282</b>	<b>960</b>	<b>10,842</b>	<b>2,242</b>	<b>11,307</b>	<b>33,476</b>
<b>8</b>	<b>Tax expense</b>						
(a)	Current tax	566	204	3,444	770	3,675	9,485
(b)	Deferred tax charge/(credit)	56	283	(123)	340	(187)	(403)
	<b>Total Tax Expense</b>	<b>622</b>	<b>487</b>	<b>3,321</b>	<b>1,110</b>	<b>3,489</b>	<b>9,082</b>
<b>9</b>	<b>Profit after tax for period/year from continuing operations (7 - 8)</b>	<b>660</b>	<b>473</b>	<b>7,521</b>	<b>1,132</b>	<b>7,818</b>	<b>24,394</b>
<b>10</b>	<b>Discontinued Operation (refer note 8):</b>						
	Profit before tax from discontinued operations	-	-	235	-	2,119	2,113
<b>11</b>	<b>Exceptional item (refer note 6)</b>	<b>-</b>	<b>-</b>	<b>76</b>	<b>-</b>	<b>(1,488)</b>	<b>(1,488)</b>
<b>12</b>	<b>Profit before tax after exceptional item (10 -11)</b>	<b>-</b>	<b>-</b>	<b>311</b>	<b>-</b>	<b>631</b>	<b>625</b>
<b>13</b>	<b>Tax (Income)/expense on discontinued operations</b>	<b>-</b>	<b>-</b>	<b>19</b>	<b>-</b>	<b>14</b>	<b>27</b>
<b>14</b>	<b>Profit for the period/year from discontinued operations (12 -13)</b>	<b>-</b>	<b>-</b>	<b>330</b>	<b>-</b>	<b>645</b>	<b>652</b>
<b>15</b>	<b>Profit for the period/year from continuing and discontinued (9 + 14)</b>	<b>660</b>	<b>473</b>	<b>7,851</b>	<b>1,132</b>	<b>8,462</b>	<b>25,046</b>
<b>16</b>	<b>Other Comprehensive Income/(Expense)</b>						
(a)	Items that will not be reclassified to profit or loss (net of tax)	13	(4)	(8)	9	(9)	(14)
(b)	Items that will be reclassified to profit or loss	-	-	-	-	-	-
	<b>Other Comprehensive Income/(Expense)</b>	<b>13</b>	<b>(4)</b>	<b>(8)</b>	<b>9</b>	<b>(9)</b>	<b>(14)</b>
<b>17</b>	<b>Total comprehensive income (15 + 16)</b>	<b>673</b>	<b>469</b>	<b>7,843</b>	<b>1,141</b>	<b>8,454</b>	<b>25,032</b>
<b>18</b>	<b>Profit attributable to</b>						
(a)	Owners of the Company	660	473	7,850	1,132	8,455	25,041
(b)	Non-controlling interest	(1)	-	1	(1)	8	5
<b>19</b>	<b>Other Comprehensive Income/(Expense)</b>						
(a)	Owners of the Company	13	(4)	(8)	9	(9)	(14)
(b)	Non-controlling interest	-	-	-	-	-	-
<b>20</b>	<b>Total Comprehensive Income</b>						
(a)	Owners of the Company	674	469	7,842	1,142	8,446	25,027
(b)	Non-controlling interest	(1)	-	1	(1)	8	5
<b>21</b>	<b>Paid-up equity share capital (Face value of Rs. 2 each)</b>	<b>4,914</b>	<b>4,914</b>	<b>4,914</b>	<b>4,914</b>	<b>4,914</b>	<b>4,914</b>
<b>22</b>	<b>Other Equity</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,16,834</b>
<b>23</b>	<b>Earnings Per Share (Face value of Rs. 2 each) (not annualised for the quarters) (In full rupees):</b>						
(a)	Basic	0.27	0.19	3.19	0.46	3.44	10.20
(b)	Diluted	0.27	0.19	3.19	0.46	3.44	10.20
<b>24</b>	<b>Earnings Per Share for continuing operations (Face value of Rs. 2 each) (not annualised for the quarters) (In full rupees):</b>						
(a)	Basic	0.27	0.19	3.06	0.46	3.18	9.93
(b)	Diluted	0.27	0.19	3.06	0.46	3.18	9.93
<b>25</b>	<b>Earnings Per Share for discontinued operations (Face value of Rs. 2 each) (not annualised for the quarters) (In full rupees):</b>						
(a)	Basic	-	-	0.13	-	0.26	0.27
(b)	Diluted	-	-	0.13	-	0.26	0.27

TRANSINDIA REAL ESTATE LIMITED

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TRANSINDIA REAL ESTATE LIMITED

Regd Office: 6th Floor, B Wing, Allcargo House, CST Road, Kalina, Santacruz (East), Mumbai - 400 098

Unaudited Consolidated statement of Assets and Liabilities as at September 30, 2024

(Rs. In Lakhs)

Particulars	As at September 30, 2024	As at March 31, 2024
	Unaudited	Audited
<b>Assets</b>		
<b>Non-current assets</b>		
Property, plant and equipment	1,004	1,059
Investment property	86,776	73,748
Investment property under development	1,738	3,767
Intangible assets	1	1
Investment in other companies	0	500
Financial assets		
Loans	1	378
Other financial assets	17,918	114
Deferred tax assets (net)	471	342
Income tax assets (net)	542	537
Other non-current assets	6,756	5,998
	<b>1,15,207</b>	<b>86,444</b>
<b>Current assets</b>		
Inventories	-	2
Financial assets		
Current Investments	14,660	41,693
Trade receivables	980	1,692
Cash and cash equivalents	950	918
Other bank balance	7	7
Loans	366	1
Other financial assets	43	2,490
Contract Assets	127	66
Other current assets	515	1,300
	<b>17,649</b>	<b>48,168</b>
<b>Total Assets</b>	<b>1,32,855</b>	<b>1,34,612</b>
<b>Equity and liabilities</b>		
<b>Equity</b>		
Equity share capital	4,914	4,914
Other equity	1,15,417	1,16,834
<b>Equity attributable to equity holders of the parent</b>	<b>1,20,331</b>	<b>1,21,748</b>
Non-controlling interests	(15)	105
<b>Total equity</b>	<b>1,20,316</b>	<b>1,21,853</b>
<b>Liabilities</b>		
<b>Non-current liabilities</b>		
Financial liabilities		
Borrowings	1,943	3,887
Other financial liabilities	1,638	1,082
Deferred tax liabilities (net)	2,763	2,307
Other non-current liabilities	936	966
	<b>7,281</b>	<b>8,241</b>
<b>Current liabilities</b>		
Financial liabilities		
Borrowings	2,062	1,943
Trade payables:		
(i) Total outstanding dues to Micro enterprise and small enterprise	2	7
(ii) Total outstanding dues to other than Micro enterprise and small enterprise	495	166
Other payables	1,711	1,312
Other financial liabilities	589	570
Net employee defined benefit liabilities	102	96
Other current liabilities	293	424
Income tax liabilities (net)	3	-
	<b>5,258</b>	<b>4,518</b>
<b>Total Equity and Liabilities</b>	<b>1,32,855</b>	<b>1,34,612</b>

**Consolidated Statement of Cash Flows for the six months ended September 30, 2024**

(Rs. In Lakhs)

Particulars	30 September 2024	30 September 2023
	Unaudited	Unaudited
<b>Operating activities</b>		
Profit before tax from continuing operations	2,242	11,307
Profit before tax from discontinued operations	-	631
<b>Profit before tax</b>		
<b>Adjustments to reconcile profit before tax to net cash flow:</b>		
Depreciation and amortisation expense	803	833
Bad debts written off	6	-
Fair value (gain) on financial instruments (net)	(245)	(67)
Impairment loss recognized under expected credit loss model	(39)	143
Gain arising out of sale of crane business under slump sale arrangements	-	(9,679)
Rental Income	-	(3)
Liabilities no longer required written back	(2)	(77)
Finance costs	246	546
Finance income	-	(5)
(Profit) on sale of current investments (net)	(1,065)	(90)
Profit on disposal of property, plant and equipment (net)	(159)	(45)
	<b>1,787</b>	<b>3,494</b>
<b>Working capital adjustments:</b>		
(Increase) in trade receivables	747	(1,454)
(Increase) / Decrease in loans and advances	84	20
Decrease in inventories	2	15
(Increase) in other current and non current assets	(111)	3,487
Increase in trade payables, other current and non current liabilities	1,068	4,462
Increase / (Decrease) in provisions	16	12
<b>Cash generated from operating activities</b>	<b>3,592</b>	<b>10,035</b>
Income tax paid (net of refunds)	(761)	(2,131)
<b>Net cash flows from operating activities (A)</b>	<b>2,831</b>	<b>7,904</b>
<b>Investing activities</b>		
Proceeds from sale of property, plant and equipment (including advances)	170	45
Purchase of Investment Property (including movement in capital work in progress and capital advances)	(11,553)	(24,688)
Purchase of property, plant and equipment	(96)	-
Purchase of current investments	(7,682)	(5,488)
Sale of current investments	36,525	-
Movement in Business trust fund account pursuant to demerger (net)	-	14,525
Further Consideration received on sale of equipment business under slump sale arrangements	596	13,525
Further consideration received on achievement of milestone w.r.t sale of controlling stake in subsidiaries under definitive documentation	2,100	-
Consideration paid towards acquisition of rights and interests in the shares as well as investment properties in the target companies.	(17,876)	-
Rent received	-	3
Interest income received	-	5
Consideration paid towards acquiring the controlling stake in subsidiaries	(1,175)	-
Loans and advances received back from Other Companies	-	(1,465)
<b>Net cash flows (used in) investing activities (B)</b>	<b>1,009</b>	<b>(3,538)</b>
<b>Financing activities</b>		
Cost of Increase in share capital	(442)	-
Repayment of non-current borrowings	-	(3,941)
Repayment of current borrowings	(1,943)	-
Lease payments	-	(7)
Interest on leases	-	(28)
Dividend paid	(1,228)	-
Finance costs	(199)	(517)
<b>Net cash flows (used in) in financing activities (C)</b>	<b>(3,812)</b>	<b>(4,494)</b>
<b>Net (decrease) in cash and cash equivalents (A+B+C)</b>	<b>28</b>	<b>(129)</b>
Add: Cash & cash equivalents on acquisition	4	-
Add: Cash & cash equivalents at the beginning of the period	918	1,648
<b>Cash and cash equivalents at the end</b>	<b>950</b>	<b>1,519</b>

**NOTES TO UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS ENDED SEPTEMBER 30, 2024**

**Notes to unaudited consolidated financial results:**

- 1) The unaudited consolidated financial results of Transindia Real Estate Limited ("the Company") for quarter and six months ended September 30, 2024 have been prepared in accordance with the Indian Accounting Standards ("Ind AS") as prescribed under Section 133 of the Companies Act, 2013 (as amended) read with the Companies (Indian Accounting Standards) Rules, 2015, as amended.
- 2) The unaudited consolidated financial results for the quarter and six months ended September 30, 2024 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on October 29, 2024. The Statutory Auditors have conducted review of these results pursuant to the requirements of Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended. There are no qualifications in the report issued by the auditors.
- 3) The Board of directors of the Company at its meeting held on 21 May 2024 has considered and approved inter-alia following matters which has taken place with the related parties. Since they were material related party transactions, the Company has gone ahead with shareholders' approval through postal ballot process. The consent of the shareholders were received on 22 July 2024 in favour of the Company :-
  - i) In view of strategic move for further expansion in warehousing and real estate business, the management of the Company has considered and approved the acquisition of rights of Gorsai Logistics Park Private Limited, Dighanta Landscape Private Limited, Panchghara Landscape Private Limited, Panchghara Logistics Park Private Limited, PCPL Industrial & Logistics Park (Hoskote) Private Limited (hereinafter called as 'Target companies') for the total consideration of Rs 27,778 lakhs. During the quarter, the Company has paid consideration of Rs.16,158 lakhs to 'Talentos Entertainment Private Limited' and 'Talentos Warehousing and Industrial Parks Private Limited' (which are the part of promoter group companies) for acquisition of rights and interest held by them in the shares and underlying assets of the Target companies in favour of the Company. As per definitive transaction documents executed between the Company, Target companies and the promoter group companies, the shares of target companies has been pledged in the favour of the Company till the controlling interest will get transferred upon the satisfaction of certain milestones as defined in these documents. The same is treated as substantive condition precedent.
  - ii) The Property purchases through its Subsidiary Company namely AGL Warehousing Private Limited from Allnet Financial Services Private Limited, Sealand Cranes Private Limited, Talentos (India) Private Limited and Avash Builders & Infrastructure Private Limited for the total consideration of Rs10,730 lakhs. The AGL Warehousing Private Limited had completed the said transaction as on September 30, 2024.
- 4) The Board of directors at its meeting held on 21 May 2024 has considered and approved the following matters:-
  - i) Buying of 100% controlling stake in Transindia Freight Services Private Limited. During the quarter, the Company has executed Share Purchase Agreement as well as effected share transfer. Consequently, Transindia Freight Service Private Limited has become a wholly owned subsidiary of the Company. The figures for the quarter and six months ended September 30, 2024, which includes the figures of Transindia Freight service private limited from the period September 1, 2024 to September 30, 2024 are not comparable with the previous corresponding periods.
  - ii) Also, it has approved the buy-out of Non-controlling interests in AGL Warehousing Private Limited for a total consideration of Rs 593 lakhs. During the quarter, the Company has executed Share Purchase Agreement (SPA) as well as effected share transfer. Consequently, AGL Warehousing Private Limited has become a wholly owned subsidiary of the Company.
- 5) The Board of directors of the Company at its meeting held on August 07, 2024 has considered inter-alia following matters :-
  - i) Given its in principle approval for the sale of its land and building situated at Shoolagiri Taluka, Krishnagiri District, Tamilnadu owned by its wholly owned subsidiary company "Mandanhatti Logistics and Industrial Parks Private Limited". The subsidiary Company has executed Cancellable Non-binding Letter of Intent (LOI) dated July 05, 2024 with Caterpillar India Private Limited in this respect. The said transaction is subject to execution of various customary closing documents as mentioned in the LOI and without execution of which transaction will not pass through (substantive condition precedent). Hence as on the date of signing of this Limited review results of the Company for quarter and half year ended September 20, 2024 the same event is considered to be a Non adjusting event and accordingly no adjustments /effects of the said transaction have been considered in the financial statements of the Company.
  - ii) Have declared and paid an interim dividend of Rs. 0.50 per equity share.
- 6) Exceptional Items includes the following:-

Particulars	Quarter ended			Six months ended		Year ended
	30-Sep-24	30-Jun-24	30-Sep-23	30-Sep-24	30-Sep-23	31-Mar-24
<b>(A) Continuing operations</b>						
Gain on sale of Equipment Hiring (Crane) division( refer note 8).	-	-	9,679	-	9,679	9,679
Gain on sale of controlling stake in subsidiaries and other companies under definitive documentation (refer note 7).	-	-	-	-	-	20,766
Cost incurred towards conversion closing milestone.	-	-	-	-	(273)	(557)
Stamp duty payable/provided on adjudication process for assets acquired under demerger.	-	-	-	-	-	(1,732)
<b>Total (A)</b>	-	-	9,679	-	9,406	28,156
<b>(B) Discontinued operations</b>						
Profits before tax upto July 4, 2023	-	-	76	-	1,488	1,488
Liability towards profits earned in trust on behalf of the buyer before conversion closing date (refer note 8)	-	-	(76)	-	(1,488)	(1,488)
<b>Total (B)</b>	-	-	-	-	-	-
<b>Exceptional items from continuing and discontinued operations (A) + (B)</b>	-	-	9,679	-	9,406	28,156



**NOTES TO UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS ENDED SEPTEMBER 30, 2024**

- 7) In the previous year ended 31 March 2024, the management of the Company on 28 February 2024 has executed the Securities Subscription and Purchase Agreement (“SSPA”) between Malur Logistics and Industrial Parks Private Limited, Venkatapura Logistics and Industrial Parks Private Limited, Allcargo Logistics & Industrial Park Private Limited, Kalina Warehousing Private Limited and Panvel Warehousing Private Limited (collectively referred to as “Specified Companies”), Allcargo Logistics Limited (Demerged Company), Horizon Industrial Parks Private Limited (“HIPPL”) and BRE Asia Urban Holdings Ltd (“Investor”) to sell remaining 10% equity stake in the specified companies and 100% equity stake in Allcargo Multimodal Private Limited for an agreed consideration of Rs 25,136 lakhs. During the quarter ended September 30, 2024, the Company have received the balance consideration of Rs 2,100 lakhs. In the previous year ended March 31, 2024, the Company has recognised a gain of Rs 22,831 lakhs on dilution of its equity stake in the said entities and shown as an exceptional item.
- 8) In the previous year ended March 31, 2024, the Board of directors of the Company at its meeting held on 26 April 2023 had approved and signed Business Transfer Agreement with Premier Heavy Lift Private Limited, for sale of Crane Division as a going concern on a slump sale basis at a lump sum cash consideration of Rs 12,100 lakhs plus the net working capital as on 01 April 2023 being effective date. The related Conditions Precedents as mentioned in Business Transfer agreement has been complied by the Company to the satisfaction of the buyer on 04 July 2023 and Company recorded gain of Rs 9,679 lakhs in the previous year ended March 31,2024 as an exceptional item. Accordingly, revenue and corresponding expenses of the crane division for the period ended July 4, 2023 are incurred on behalf of the buyer. Thus profit/(loss) attributable to crane division does not impact Statement of Profit and Loss of the Company.

The extract of Revenues and expenses of Crane business upto July 4,2023 as well as some of the entities falling under Logistics Park business (discontinued operations) are as under:-

Particulars	Quarter ended			Six months ended		Year ended
	30-Sep-24	30-Jun-24	30-Sep-23	30-Sep-24	30-Sep-23	31-Mar-24
Revenue from Operations	-	-	1,627	-	5,699	8,440
Other Income	-	-	110	-	728	794
Total Expenses	-	-	1,502	-	4,308	7,121
Liability towards profits earned in trust on behalf of the buyer before conversion closing date	-	-	76	-	(1,488)	(1,488)
<b>Profits from discontinued operation</b>	-	-	<b>311</b>	-	<b>631</b>	<b>625</b>

- 9) Figures of the previous quarters/periods have been re-grouped wherever considered necessary.
- 10) The consolidated financial results of the Company are available on the Company's website.

**For and on behalf of Board of Directors of Transindia Real Estate Limited**  
**CIN No: L61200MH2021PLC372756**

**Jatin J Chokshi**  
**Managing Director**  
DIN:00495015  
Date: October 29, 2024  
Place: Mumbai

11) Consolidated Segmentwise revenue and results for the quarter and six months ended September 30, 2024 and segmentwise assets and liabilities as at September 30, 2024:

Sr.No	Particulars	(Rs. In Lakhs)					
		Quarter ended			Six months ended		Year ended
		30-Sep-24	30-Jun-24	30-Sep-23	30-Sep-24	30-Sep-23	31-Mar-24
	(Unaudited) (refer note 4)	(Unaudited)	(Unaudited)	(Unaudited) (refer note 4)	(Unaudited)	(Audited)	
1	<b>Segment revenue</b>						
	<b>From continuing operations:</b>						
	a. Logistics Park	1,805	1,683	1,680	3,487	3,570	6,851
	b. Equipment Hiring (Non crane)	197	185	808	383	1,549	2,831
	<b>Segment revenue from continuing operations:</b>	<b>2,002</b>	<b>1,868</b>	<b>2,488</b>	<b>3,870</b>	<b>5,119</b>	<b>9,682</b>
	<b>From discontinued operations:</b>						
	a. Logistics Park	-	-	1,634	-	3,218	5,959
	b. Equipment Hiring (Crane)	-	-	-	-	2,488	2,481
	<b>Net revenue from discontinued operations (refer note 8)</b>	<b>-</b>	<b>-</b>	<b>1,634</b>	<b>-</b>	<b>5,706</b>	<b>8,440</b>
	<b>Net revenue from continuing and discontinued operations</b>	<b>2,002</b>	<b>1,868</b>	<b>4,121</b>	<b>3,870</b>	<b>10,825</b>	<b>18,122</b>
2	<b>Segment results</b>						
	a. Logistics Park	768	266	824	1,034	1,824	3,139
	b. Equipment Hiring (Non crane)	38	(152)	330	(114)	247	648
	<b>Total</b>	<b>806</b>	<b>114</b>	<b>1,154</b>	<b>920</b>	<b>2,071</b>	<b>3,787</b>
	Less: Finance costs	(126)	(120)	(242)	(246)	(546)	(818)
	Add: Other income	602	966	251	1,568	376	2,351
	<b>Profit before tax, exceptional item, minority interest and share of profits from associates and joint ventures from continuing operations</b>	<b>1,282</b>	<b>960</b>	<b>1,162</b>	<b>2,242</b>	<b>1,900</b>	<b>5,320</b>
	Share of profit from associates and joint ventures	-	-	-	-	-	-
	<b>Profit before tax and exceptional item from continuing operations</b>	<b>1,282</b>	<b>960</b>	<b>1,162</b>	<b>2,242</b>	<b>1,900</b>	<b>5,320</b>
	Exceptional item (refer note 6)	-	-	9,679	-	9,406	28,156
	<b>Profits before tax from continuing operations</b>	<b>1,282</b>	<b>960</b>	<b>10,842</b>	<b>2,242</b>	<b>11,306</b>	<b>33,476</b>
	<b>Add : Profits before tax from discontinued operations</b>						
	a. Logistics Park	-	-	311	-	631	625
	b. Equipment Hiring (Crane)	-	-	(76)	-	1,488	1,488
	Less: exceptional items (refer note 6)	-	-	76	-	(1,488)	(1,488)
	<b>Profit before tax, minority interest and share of profits from associates and joint ventures from discontinued operations</b>	<b>-</b>	<b>-</b>	<b>310</b>	<b>-</b>	<b>631</b>	<b>625</b>
	<b>Total Profit before tax from Continuing and discontinued operations</b>	<b>1,282</b>	<b>960</b>	<b>11,152</b>	<b>2,242</b>	<b>11,937</b>	<b>34,100</b>
3	<b>Segment assets from continuing operations:</b>						
	a. Logistics Park	1,30,202	1,32,292	92,110	1,30,202	92,110	1,31,095
	b. Equipment Hiring (Non crane)	2,182	3,419	12,128	2,182	12,128	3,175
	<b>Total segment assets from continuing operations</b>	<b>1,32,385</b>	<b>1,35,711</b>	<b>1,04,238</b>	<b>1,32,385</b>	<b>1,04,238</b>	<b>1,34,270</b>
4	<b>Segment liabilities from continuing operations</b>						
	a. Logistics Park	5,427	4,941	6,944	5,427	6,944	4,234
	b. Equipment Hiring (Non crane)	344	369	2,155	344	2,155	388
	<b>Total segment liabilities from continuing operations</b>	<b>5,771</b>	<b>5,310</b>	<b>9,099</b>	<b>5,771</b>	<b>9,099</b>	<b>4,622</b>
	Net assets pertaining to Discontinued operation [Logistics Park (Specified subsidiaries)]	-	-	17,885	-	17,885	-
	Net assets pertaining to Discontinued operation [Equipment hiring (Crane)]	-	-	-	-	-	-
	<b>Total net assets of Discontinued operations</b>	<b>-</b>	<b>-</b>	<b>17,885</b>	<b>-</b>	<b>17,885</b>	<b>-</b>

Segment revenue, results, assets and liabilities represent amounts identifiable to each of the operating segments.