

17<sup>th</sup> October 2023

The Manager-Listing  
BSE Limited  
Phiroze Jeejeebhoy Towers,  
Dalal Street,  
Mumbai-400001

The Manager- Listing  
National Stock Exchange of India Ltd.,  
Exchange Plaza, Bandra-Kurla Complex  
Bandra (E)  
Mumbai-400051

BSE Code-526576

NSE Code-TECHIN

Sub – Outcome of Board Meeting.

Ref – Regulation 30 and Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements).

We inform you that the Board of Directors of the Company, at its Meeting held today i.e. on Tuesday, 17<sup>th</sup> October 2023, has approved the standalone unaudited financial results, for the quarter and half year ended 30<sup>th</sup> September, 2023.

Pursuant to above-referred regulations, we enclose the following documents.

1. Statement of unaudited financial results, for the quarter and half year ended 30<sup>th</sup> September 2023. (Annexure-I)
2. Limited Review Report of the Statutory Auditors on the aforesaid Financial Results. (Annexure-II).

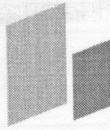
The Meeting Commenced at 02:30 p.m. and concluded at 03:30 p.m.

Thanking you,

Yours faithfully,  
For Techindia Nirman Limited

Sunil Dixit  
Chief Financial Officer

Encl.; As above



**TECHINDIA  
NIRMAN LTD.**  
(CIN L45200MH1980PLC023364)

STATEMENT OF STANDALONE UNAUDITED RESULTS FOR THE QUARTER AND 6 MONTHS ENDED 30/09/2023

Rs. in Lakh

S. No.	Particulars	Quarter Ended			Six Months Ended		Year Ended
		30/09/2023 Unaudited	30/06/2023 Unaudited	30/09/2022 Unaudited	30/09/2023 Unaudited	30/09/2022 Unaudited	31/03/2023 Audited
I	<b>Income</b>						
	(a) Revenue from operations	0.00	0.00	0.00	0.00	0.00	0.00
	(b) Other Operating Income	0.00	0.00	0.00	0.00	0.00	0.06
	<b>Total Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.06</b>
II	<b>Expenses</b>						
	a) Development Expenses	242.65	27.38	1.00	270.03	1.00	1124.10
	b) Purchase of Stock-in-Trade	0.00	0.00	0.00	0.00	0.00	0.00
	c) Changes in Inventory of Finished Goods & Work in Progress	(242.65)	(27.38)	0.00	(270.03)	0.00	(1124.10)
	d) Employee Benefit Expense	2.54	3.40	1.55	5.94	6.04	11.59
	f) Depreciation & Amortisation Expenses	0.65	0.66	0.66	1.31	1.31	2.62
	g) Selling & Distribution Expenses	0.00	0.00	0.00	0.00	0.00	0.00
	h) Other Expenditure	5.65	7.08	3.24	12.73	12.21	20.94
	<b>Total Expenses</b>	<b>8.84</b>	<b>11.14</b>	<b>6.45</b>	<b>19.98</b>	<b>20.56</b>	<b>35.15</b>
III	<b>Profit from Operations before other income, finance cost and Exceptional Items (I-II)</b>	<b>(8.84)</b>	<b>(11.14)</b>	<b>(6.45)</b>	<b>(19.98)</b>	<b>(20.56)</b>	<b>(35.09)</b>
IV	Other Income	0.00	0.00	0.00	0.00	0.00	0.00
V	<b>Profit from Ordinary Activities before Finance cost and Exceptional Items (III+IV)</b>	<b>(8.84)</b>	<b>(11.14)</b>	<b>(6.45)</b>	<b>(19.98)</b>	<b>(20.56)</b>	<b>(35.09)</b>
VI	Finance Cost	0.00	0.00	0.01	0.00	0.02	0.00
VII	<b>Profit from Ordinary Activities after Finance cost (V-VI)</b>	<b>(8.84)</b>	<b>(11.14)</b>	<b>(6.46)</b>	<b>(19.98)</b>	<b>(20.58)</b>	<b>(35.09)</b>
VIII	Exceptional Items Income/(Expenses)	0.00	0.00	0.00	0.00	0.00	0.00
IX	<b>Profit from Ordinary Activities before Tax (VII-VIII)</b>	<b>(8.84)</b>	<b>(11.14)</b>	<b>(6.46)</b>	<b>(19.98)</b>	<b>(20.58)</b>	<b>(35.09)</b>
X	<b>Tax Expenses</b>						
	(a) Current Tax	0.00	0.00	0.00	0.00	0.00	0.00
	(b) Deferred Tax	0.00	0.00	0.00	0.00	0.00	0.00
XI	<b>Net Profit from Ordinary Activities after Tax (IX-X)</b>	<b>(8.84)</b>	<b>(11.14)</b>	<b>(6.46)</b>	<b>(19.98)</b>	<b>(20.58)</b>	<b>(35.09)</b>
XII	Extra Ordinary Items (Net of Tax)	0.00	0.00	0.00	0.00	0.00	0.00
XIII	<b>Net Profit for the period (XI-XII)</b>	<b>(8.84)</b>	<b>(11.14)</b>	<b>(6.46)</b>	<b>(19.98)</b>	<b>(20.58)</b>	<b>(35.09)</b>
XIV	<b>Other Comprehensive Income</b>						
	1. (a) Items that will not be reclassified to Profit or Loss	0.00	0.00	0.00	0.00	0.00	3.78
	(b) Income tax relating to items that will not be reclassified to Profit or Loss	0.00	0.00	0.00	0.00	0.00	0.00
	2. (a) Items that will be reclassified to Profit or Loss	0.00	0.00	0.00	0.00	0.00	0.00
	Loss	0.00	0.00	0.00	0.00	0.00	0.00
	<b>Total other Comprehensive Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3.78</b>
XV	<b>Total Comprehensive Income for the period (XIII + XIV)</b>	<b>(8.84)</b>	<b>(11.14)</b>	<b>(6.46)</b>	<b>(19.98)</b>	<b>(20.58)</b>	<b>(31.31)</b>
XVI	Paid Up Equity Share Capital (Face Value Rs. 10/- each)	1432.63	1432.63	1432.63	1432.63	1432.63	1432.63
XVII	Reserve & Surplus	(237.89)	(229.05)	(176.15)	(237.89)	(176.15)	(217.91)
XVIII	Earning per share (of Rs 10/- each) (not annualised) Basic & Diluted	(0.06)	(0.08)	(0.05)	(0.14)	(0.14)	(0.22)

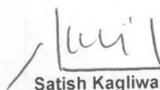
**Notes:**

- The financial results were reviewed by the Audit Committee in meeting held on 16 October 2023 and were thereafter approved by the Board of Directors at its meeting held on 17 October 2023
- The company is dealing in one major product segment: Real Estate Development
- The Company has commenced three development projects. The revenue from these projects would commence in the ensuing years.
- Investor complaints - Opening Balance - 0, Received and Solved - 0, Closing Balance - 0
- The figures have been regrouped/rearranged, where ever necessary.



SATISH KAGLIWAL  
DIRECTOR  
DIN 00119601

Place : Aurangabad  
Date : 17 October 2023

TechIndia Nirman Limited		
Standalone Statement of Assets and Liabilities		
Particulars	Rs in Lacs	
	As at year end 30.09.2023 (Unaudited)	As at year end 31.03.2023 (Audited)
<b>A ASSETS</b>		
(1) Non Current Assets		
a) Property, Plant & Equipment	2,207.79	2,209.10
b) Capital Work in Progress	0.00	0.00
c) Other Intangible Assets	0.00	0.00
d) Intangible Assets under Development	0.00	0.00
e) Financial Assets		
(i) Investments	0.19	0.19
(ii) Advances	4463.76	4,463.76
f) Deferred Tax Assets (Net)	0.00	0.00
g) Other Non Current Assets	0.00	0.00
<b>Total Non Current Assets</b>	<b>6671.74</b>	<b>6673.05</b>
(2) Current Assets		
a) Inventories	1,394.13	1,124.10
b) Financial Assets		
(i) Investments	0.00	0.00
(ii) Trade Receivables	0.00	0.00
(iii) Cash and Cash Equivalents	21.47	16.44
(iv) Bank balance other than (iii) above	0.00	0.00
(v) Advances	723.86	621.18
c) Current Tax Assets	23.34	22.65
d) Other Current Assets	0.00	0.00
<b>Total Current Assets</b>	<b>2162.80</b>	<b>1784.37</b>
<b>TOTAL ASSETS</b>	<b>8834.54</b>	<b>8457.42</b>
<b>B EQUITIES AND LIABILITIES</b>		
1. Shareholders' Fund		
a) Share capital	1432.63	1,432.63
b) Other Equity	-237.89	-217.91
<b>Total Equity</b>	<b>1194.74</b>	<b>1214.72</b>
<b>Liabilities</b>		
2. Non-current liabilities		
a) Financial Liabilities		
(i) Borrowings	0.00	0.00
b) Provisions	0.14	0.14
c) Other non-current liabilities	0.00	0.00
<b>Total Non-current liabilities</b>	<b>0.14</b>	<b>0.14</b>
3. Current Liabilities		
a) Financial Liabilities		
(i) Borrowings	7630.14	7,225.99
(ii) Trade Payables	1.25	7.89
b) Other Current Liabilities	6.84	7.33
c) Provisions	1.43	1.35
4. Current Tax Liabilities	0.00	0.00
	7639.66	7242.56
<b>TOTAL - EQUITY AND LIABILITIES</b>	<b>8834.54</b>	<b>8457.42</b>
FOR TECHINDIA NIRMAN LTD		
 Satish Kagliwal DIRECTOR DIN 00119601		
		
Place : Aurangabad		
Date 17 October 2023		

## Tech India Nirman Limited

## Standalone Cash Flow Statement for the Half Year Ended 30 Sep 2023

Rs in Lacs

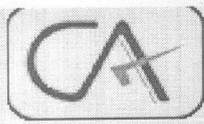
Particulars	Half year ended 30.09.2023	Year ended 31.03.2023
	(Unaudited)	(Audited)
<b>A) CASH FLOW FROM OPERATING ACTIVITIES</b>		
Nett Profit before Tax & Extra Ordinary items	-19.98	-31.31
Adjustment for :		
Depreciation	1.31	2.62
Provision for Gratuity	0.00	-3.26
Provision for Compensated Absences	0.00	-0.05
Dividend on long term investments	0.00	0.00
Interest Paid / Financial Charges	0.00	0.00
Investment Written off	0.00	0.00
Profit on sale of Fixed Assets	0.00	0.00
<b>Operating Profit before working capital changes</b>	<b>-18.67</b>	<b>-32.00</b>
Adjustment for :		
(Increase) / Decrease in Trade Receivables	0.00	0.00
(Increase) / Decrease in Inventories	-270.03	-1,124.10
(Increase) / Decrease in Loans & Advances	-102.68	-535.14
(Increase) / Decrease in Other Current Assets	0.00	-300.00
Increase / (Decrease) in Trade Payable	-6.65	5.75
Increase / (Decrease) in other current liabilities	-0.41	7.04
<b>Cash Generated from operation before Tax &amp; Extra Ordinary item</b>	<b>-398.44</b>	<b>-1,978.45</b>
Income tax Paid	-0.69	0.05
<b>Net Cash Flow from Operating Activities - (A)</b>	<b>-399.13</b>	<b>-1,978.40</b>
<b>B) CASH FLOW FROM INVESTING ACTIVITIES</b>		
Sale of fixed assets	0.00	0.00
Purchase of Fixed Assets	0.00	0.00
Interest Capitalised	0.00	581.82
Sale of Investment	0.00	20.56
Dividend on long term investments	0.00	0.00
Advance for Land Development	0.00	0.00
(Increase) / Decrease in Non Current Assets	0.00	0.00
<b>Net Cash Flow from Investing Activities - (B)</b>	<b>0.00</b>	<b>602.38</b>
<b>C) CASH FLOW FROM FINANCING ACTIVITIES</b>		
Interest Paid / Financial Charges	0.00	0.00
Increase / (Decrease) in Borrowings	404.15	1,383.32
Long Term Provision	0.00	0.00
0 % Preference shares issued	0.00	0.00
Increase / (Decrease) in Short Term Unsecured Loans	0.00	0.00
<b>Nett Cash Flow From Financing Activities - (C)</b>	<b>404.15</b>	<b>1,383.32</b>
<b>Net increase/Decrease in cash &amp; cash equivalent (A+B+C)</b>	<b>5.03</b>	<b>7.30</b>
<b>Opening Cash and Cash Equivalent</b>	<b>16.44</b>	<b>9.14</b>
<b>CLOSING CASH &amp; CASH EQUIVALENT</b>	<b>21.47</b>	<b>16.44</b>

FOR TECHINDIA NIRMAN LTD.

*Satish*  
Satish Kagliwal  
DIRECTOR  
DIN 00119601

Place : Aurangabad  
Date 17 October 2023





# Gautam N Associates

## Chartered Accountants

30, GNA House, Behind ABC Complex,  
Manmandir Travels Lane, Adalat Road, Aurangabad - 431 001

### INDEPENDENT AUDITOR'S REVIEW REPORT ON THE QUARTERLY AND YEAR TO DATE UNAUDITED STANDLONE IND-AS FINANCIAL RESULTS OF THE COMPANY PURSUANT TO REGULATION 33 OF SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATION 2015, AS AMENDED.

Review Report to  
The Board of Directors,  
TechIndia Nirman Limited

1. We have reviewed the accompanying statement of unaudited Standalone Ind-AS financial results of **TechIndia Nirman Limited** ('the Company') for the quarter ended 30<sup>th</sup> September 2023 and year to date results for the period 1<sup>st</sup> April 2023 to 30<sup>th</sup> September 2023 ('The Statement') being submitted by the Company pursuant to the requirements of regulation 33 of the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulation 2015 as amended.
2. This statement, which is the responsibility of the Company's Management and has been approved by the Board of Directors, has been prepared in accordance with Ind-AS 34- 'Interim Financial Reporting' prescribed under section 133 of the Companies Act, 2013 read with relevant rules issued there under and other recognised accounting practices and policies generally accepted in India. Our responsibility is to issue a report on these financial statements 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 is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and 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 of unaudited financial results prepared in accordance with applicable accounting standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Gautam N Associates  
Chartered Accountants  
FRN: 103117W



Gautam Nandawat  
Partner

M No. 032742

UDIN: 23032742BGSSSG6389

Place: Aurangabad

Date: 17<sup>th</sup> October 2023

