

January 30, 2025

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

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 Transindia Real Estate Limited (“**the Company**”) at its meeting held today i.e. **Thursday, January 30, 2025** has considered and approved *inter alia*:

- 1) Un-audited (Standalone and Consolidated) Financial Results of the Company as recommended by the Audit Committee for the quarter and nine months ended December 31, 2024, along with limited review report of the Auditors as required under Regulation 33(3) of SEBI Listing Regulations and are enclosed herewith as ‘**Annexure-A**’.
- 2) Appointment of Mr. Nilesh Mishra as Chief Financial Officer (‘CFO’) and Key Managerial Personnel (‘KMP’) of the Company with effect from January 30, 2025, based on the recommendation of the Nomination & Remuneration Committee and Audit Committee of the Company. Information required pursuant to Regulation 30 of SEBI Listing Regulations, read with SEBI circular No. CIR/CFD/ CMD/4/2015 dated September 09, 2015 and SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/ 123 dated July 13, 2023 are enclosed herewith as ‘**Annexure-B**’.

Consequent to the appointment of Mr. Nilesh Mishra as the new CFO & KMP, the designation of the existing CFO, Mr. Mahesh Shetty, has been changed to Head – Risk Management & Process Improvement with effect from January 30, 2025. As a result, Mr. Mahesh Shetty will no longer hold the position of CFO, KMP or Senior Management Personnel of the Company.

Further, the Board has authorized Mr. Nilesh Mishra – CFO to determine the materiality of an event or information and for making disclosures to the Stock Exchanges as per the policy on determination of materiality of an event or information adopted by the Board of Directors. Accordingly, the following Key Managerial Personnels of the Company are authorised under Regulation 30(5) of the SEBI Listing Regulations 2015, to determine materiality of an event or information and for making disclosure to the Stock Exchanges:

Sr. No.	Name of the KMPs	Designation	Contact details and Email Id
1.	Mr. Jatin Chokshi	Managing Director	Tel.: 022-6679 8100
2.	Mr. Ram Walase	Chief Executive Officer	
3.	Mr. Nilesh Mishra	Chief Financial Officer	Email: investorrelations@transindia.co.in
4.	Ms. Khushboo Dinesh Mishra	Company Secretary and Compliance Officer	

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.

The meeting of the Board of Directors commenced at 12:30 p.m. (IST) and concluded at 5:30 p.m. (IST).

Kindly take 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 December 31, 2024 and year to date from April 01, 2024 to December 31, 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 Regulation, 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: 25122926BMNTME9651

Place: Mumbai

Date: 30th January, 2025

TRANSINDIA REAL ESTATE LIMITED

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

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

(Rs. in Lakhs, unless otherwise stated)

	Particulars	Quarter ended			Nine months ended		Year ended
		31-Dec-24	30-Sep-24	31-Dec-23	31-Dec-24	31-Dec-23	31-Mar-24
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
	Continuing Operations:						
1	Income						
(a)	Income from operations	1,326	1,403	2,074	4,200	5,882	7,477
(b)	Other income	718	1,280	2,581	4,116	5,477	7,434
	Total income	2,044	2,683	4,656	8,317	11,360	14,911
2	Expenses						
(a)	Operating expenses	66	110	500	361	1,500	1,710
(b)	Employee benefits expenses	328	313	330	1,178	685	947
(c)	Finance costs	48	114	132	272	608	726
(d)	Depreciation and amortisation expense	162	162	173	483	558	725
(e)	Other expenses	256	216	63	987	785	1,226
	Total expenses	859	915	1,198	3,282	4,136	5,334
3	Profit before tax and exceptional items for the period / year from continuing operations (1-2)	1,185	1,768	3,458	5,034	7,223	9,577
4	Exceptional items (refer note 6)	-	-	(1,732)	-	7,674	30,221
5	Profit before tax (3+4)	1,185	1,768	1,726	5,034	14,898	39,798
6	Tax expense						
(a)	- Current tax charge	247	563	415	1,000	4,038	9,418
(b)	- Taxes of earlier years	49	-	-	49	-	-
(c)	- Deferred tax charge/credit	69	61	(172)	472	(330)	(148)
	Total Tax Expense	364	623	243	1,521	3,708	9,270
7	Profit after tax for the period / year from continuing operations (5-6)	821	1,144	1,483	3,514	11,190	30,528
8	Discontinued Operations (refer note 8):						
	Profit before tax from discontinued operations	-	-	-	-	1,488	1,488
9	Exceptional items (refer note 6)	-	-	-	-	(1,488)	(1,488)
10	Profit before tax after exceptional item (8+9)	-	-	-	-	-	-
11	Tax Income/ (expense) on discontinued operations	-	-	-	-	-	-
12	Profit after tax for the period/year from discontinued operations (10+11)	-	-	-	-	-	-
13	Profit for the year / period (7+12)	821	1,144	1,483	3,514	11,190	30,528
14	Other comprehensive income / (expense)						
(i)	Items that will not be reclassified to profit or loss	5	13	(8)	14	(17)	(14)
(ii)	Items that will be reclassified to profit or loss (net of tax)	-	-	-	-	-	-
	Other comprehensive for the year / period	5	13	(8)	14	(17)	(14)
15	Total comprehensive income (13+14)	826	1,157	1,475	3,528	11,173	30,514
16	Paid-up equity share capital (Face value of Rs. 2 each)	4,914	4,914	4,914	4,914	4,914	4,914
17	Other Equity	-	-	-	-	-	1,19,836
18	Earnings Per Share -(Face value of Rs. 2 each) (not annualised for the quarters) (In Full Rupees):						
(a)	Basic	0.33	0.47	0.60	1.43	4.55	12.43
(b)	Diluted	0.33	0.47	0.60	1.43	4.55	12.42
19	Earnings Per Share -Continuing Operation (Face value of Rs. 2 each) (not annualised for the quarters) (In Full Rupees):						
(a)	Basic	0.33	0.47	0.60	1.43	4.55	12.43
(b)	Diluted	0.33	0.47	0.60	1.43	4.55	12.42
20	Earnings Per Share -Discontinued Operation (Face value of Rs. 2 each) (not annualised for the quarters) (In Full Rupees):						
(a)	Basic	-	-	-	-	-	-
(b)	Diluted	-	-	-	-	-	-

TRANSINDIA REAL ESTATE LIMITED

6th Floor, B Wing, Allcargo House, CST Road, Kalina, Santacruz (East), Mumbai - 400 098, Maharashtra, India

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Segmentwise revenue and results for the quarter and nine months ended December 31, 2024 and segmentwise assets and liabilities as at December 31, 2024:-

(Rs. in Lakhs, unless otherwise stated)

Sr.No	Particulars	Quarter ended			Nine months ended		Year ended
		31-Dec-24 (Unaudited)	30-Sep-24 (Unaudited)	31-Dec-23 (Unaudited)	31-Dec-24 (Unaudited)	31-Dec-23 (Unaudited)	31-Mar-24 (Audited)
1	Segment revenue						
	Segment revenue from continuing operations						
	a. Logistics Park	1,240	1,206	1,198	3,732	3,457	4,646
	b. Equipment Hiring (Non crane)	86	197	876	468	2,425	2,831
	Net revenue from continuing operations	1,326	1,403	2,074	4,200	5,882	7,477
	Segment revenue from discontinued operations						
	c. Equipment Hiring (Crane)	-	-	-	-	2,481	2,481
	Net revenue from discontinued operations (refer note 8)	-	-	-	-	2,481	2,481
	Net income from continuing and discontinued operations	1,326	1,403	2,074	4,200	8,363	9,958
2	Segment results						
	a. Logistics Park	478	563	640	1,268	1,740	2,221
	b. Equipment Hiring (Non crane)	36	38	369	(78)	616	648
	Less: Finance costs	(48)	(114)	(133)	(272)	(608)	(726)
	Add: Other income	718	1,280	2,581	4,116	5,477	7,434
	Profit before tax and exceptional items	1,185	1,768	3,458	5,034	7,225	9,577
	Exceptional items (refer note 6)	-	-	(1,732)	-	7,674	30,221
	Total Profit before tax from Continuing operations	1,185	1,768	1,726	5,034	14,898	39,798
	Profit before tax from discontinued operations						
	c. Equipment Hiring (Crane)	-	-	-	-	1,488	1,488
	Exceptional items (refer note 6)	-	-	-	-	(1,488)	(1,488)
	Total Profit before tax from Continuing and discontinued operations	1,185	1,768	1,726	5,034	14,898	39,798
3	Segment assets						
	a. Logistics Park	1,31,949	1,34,969	95,691	1,31,949	95,691	1,33,430
	b. Equipment Hiring (Non crane)	2,055	2,182	8,177	2,055	8,177	3,175
	Total segment asset from Continuing operations	1,34,004	1,37,152	1,03,868	1,34,004	1,03,868	1,36,605
	Add : Discontinued operation [Logistics Park (Specified subsidiaries)]	-	-	19,176	-	19,176	-
	Add : Discontinued operation [Equipment hiring (Crane)]	-	-	-	-	-	-
	Total assets	1,34,004	1,37,152	1,23,044	1,34,004	1,23,044	1,36,605
4	Segment liabilities						
	a. Logistics Park	3,997	4,054	4,360	3,997	4,360	3,397
	b. Equipment Hiring (Non crane)	245	344	4,885	245	4,885	388
	Total segment liabilities from Continuing operations	4,242	4,398	9,245	4,242	9,245	3,785
	Add : Discontinued operation [Equipment hiring (Crane)]	-	-	-	-	-	-
	Total segment liabilities	4,242	4,398	9,245	4,242	9,245	3,785
	Net assets pertaining to Discontinued operation [Logistics Park (Specified subsidiaries)]	-	-	19,176	-	19,176	-
	Net assets pertaining to Discontinued operation [Equipment hiring (Crane)]	-	-	-	-	-	-
	Total net assets of Discontinued operations	-	-	19,176	-	19,176	-

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

TRANSINDIA REAL ESTATE LIMITED

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NOTES TO UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2024

- 1) The unaudited standalone financial results of Transindia Real Estate Limited ("the Company") for quarter and nine months ended December 31, 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 nine months ended December 31, 2024 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on January 30, 2025. 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 previous 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 in previous quarter.
- 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 previous 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 w.e.f. 01 September 2024.
 - 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 previous 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 w.e.f. 23 July 2024.
- 5) The Board of directors of the Company at its meeting held on 07 August, 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 (hereinafter referred to as 'buyer') in this respect. The said transaction was subject to execution of various customary closing documents (substantive conditions precedent) as mentioned in the LOI which got satisfied during quarter ended December 31, 2024. The Company is yet to execute definitive transaction documents in this regards as on the date of signing of this Limited review results of the Company for the quarter and nine months ended December 31, 2024.
 - (ii) Have declared and paid an interim dividend of Rs. 0.50 per equity share in previous quarter.

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

(Rs.in lakhs, unless otherwise stated)

Particulars	Quarter ended			Nine months ended		Year ended
	31-Dec-24	30-Sep-24	31-Dec-23	31-Dec-24	31-Dec-23	31-Mar-24
(A) Continuing operations						
Gain on sale of Equipment Hiring (Crane) division(refer note 8).	-	-	-	-	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)	-	(1,732)	(1,732)
Total (A)	-	-	(1,732)	-	7,674	30,221
(B) Discontinued operations						
Profit before tax till the date of fulfilment of conditions precedent	-	-	-	-	1,488	1,488
Liability towards profits earned in trust on behalf of the buyer before conversion closing date (refer note 8)	-	-	-	-	(1,488)	(1,488)
Total (B)	-	-	-	-	-	-
Exceptional items from continuing and discontinued operations (A) + (B)	-	-	(1,732)	-	7,674	30,221

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NOTES TO UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31, 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 previous quarter, 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:-

(Rs in lakhs, unless otherwise stated)

Particulars	Quarter ended			Nine months ended		Year ended
	31-Dec-24	30-Sep-24	31-Dec-23	31-Dec-24	31-Dec-23	31-Mar-24
Revenue from Operations	-	-	-	-	2,481	2,481
Other Income	-	-	-	-	582	582
Total Expenses	-	-	-	-	1,575	1,575
Liability towards profits earned in trust on behalf of the buyer before conversion closing date	-	-	-	-	(1,488)	(1,488)
Profits before tax from discontinued operation	-	-	-	-	-	-

- 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.

Transindia Real Estate Limited
CIN No:L61200MH2021PLC372756

Jatin J Chokshi
Managing Director
DIN:00495015
Date: January 30, 2025
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 December 31, 2024 and year to date from April 01, 2024 to December 31, 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:

Sr.No	Name of the Entity	Relationship
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

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 6 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. The accompanying Statement includes the unaudited interim financial results and other financial information, in respect of: 2 subsidiaries, whose unaudited interim financial results include total revenues of Rs 865.90 lacs, total net profit / (loss) after tax of Rs. 50.55 lacs for the period ended 31st December, 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.

7. 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 0.40 lacs, total net profit / (loss) after tax of Rs. (24.76) lacs for the period ended 31st December, 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 6 and 7 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: 25122926BMNTMF6635
Place: Mumbai
Date: 30th January, 2025

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

(Rs in lakhs, unless otherwise stated)

Sr. No.	Particulars	Quarter ended			Nine months ended		Year ended
		31-Dec-24 (Unaudited) (refer note 4)	30-Sep-24 (Unaudited) (refer note 4)	31-Dec-23 (Unaudited)	31-Dec-24 (Unaudited) (refer note 4)	31-Dec-23 (Unaudited)	31-Mar-24 (Audited)
	Continuing Operations:						
1	Income						
(a)	Income from operations	2,340	2,002	2,555	6,210	7,674	9,682
(b)	Other income	297	602	1,288	1,865	1,664	2,351
	Total income	2,637	2,604	3,843	8,075	9,338	12,033
2	Expenses						
(a)	Operating expenses	169	213	503	638	1,509	1,926
(b)	Employee benefits expense	327	313	330	1,178	685	947
(c)	Finance cost	60	126	146	306	692	818
(d)	Depreciation and amortisation expense	450	420	398	1,253	1,231	1,620
(e)	Other expenses	323	250	179	1,150	1,033	1,402
	Total expenses	1,329	1,322	1,557	4,525	5,151	6,713
3	Profit before share of profit from associates and joint ventures, exceptional item and tax from continuing operations (1 - 2)	1,308	1,282	2,286	3,550	4,187	5,320
4	Share of profit from associates and joint ventures	-	-	-	-	-	-
5	Profit before tax and exceptional item (3 + 4)	1,308	1,282	2,286	3,550	4,187	5,320
6	Exceptional items (refer note 6)	-	-	(1,732)	-	7,674	28,156
7	Profit before tax (5 + 6)	1,308	1,282	554	3,550	11,861	33,476
8	Tax expense						
(a)	Current tax	250	566	415	1,020	4,090	9,485
(b)	Deferred tax charge/(credit)	130	56	(283)	470	(470)	(403)
(c)	Tax adjustment pertaining to previous years	49	-	-	49	-	-
	Total Tax Expense	429	622	133	1,539	3,621	9,082
9	Profit after tax for period/year from continuing operations (7 - 8)	879	660	422	2,011	8,241	24,394
10	Discontinued Operation (refer note 8):						
	Profit before tax from discontinued operations	-	-	257	-	2,376	2,113
11	Exceptional item (refer note 6)	-	-	-	-	(1,488)	(1,488)
12	Profit before tax after exceptional item (10 - 11)	-	-	257	-	888	625
13	Tax (Income)/expense on discontinued operations	-	-	1	-	15	27
14	Profit for the period/year from discontinued operations (12 - 13)	-	-	258	-	903	652
15	Profit for the period/year from continuing and discontinued (9 + 14)	879	660	680	2,011	9,144	25,046
16	Other Comprehensive Income/(Expense)						
(a)	Items that will not be reclassified to profit or loss (net of tax)	5	13	(8)	14	(17)	(14)
(b)	Items that will be reclassified to profit or loss	-	-	-	-	-	-
	Other Comprehensive Income/(Expense)	5	13	(8)	14	(17)	(14)
17	Total comprehensive income (15 + 16)	884	673	672	2,025	9,127	25,032
18	Profit attributable to						
(a)	Owners of the Company	877	660	682	2,010	9,138	25,041
(b)	Non-controlling interest	2	(1)	(3)	1	5	5
19	Other Comprehensive Income/(Expense)						
(a)	Owners of the Company	5	13	(8)	14	(17)	(14)
(b)	Non-controlling interest	-	-	-	-	-	-
20	Total Comprehensive Income	882	674	675	2,024	9,121	25,027
(a)	Owners of the Company	882	674	675	2,024	9,121	25,027
(b)	Non-controlling interest	2	(1)	(3)	1	5	5
21	Paid-up equity share capital (Face value of Rs. 2 each)	4,914	4,914	4,914	4,914	4,914	4,914
22	Other Equity	-	-	-	-	-	1,16,834
23	Earnings Per Share (Face value of Rs. 2 each) (not annualised for the quarters) (In full rupees):						
(a)	Basic	0.36	0.27	0.28	0.82	3.72	10.20
(b)	Diluted	0.36	0.27	0.28	0.82	3.72	10.20
24	Earnings Per Share for continuing operations (Face value of Rs. 2 each) (not annualised for the quarters) (In full rupees):						
(a)	Basic	0.36	0.27	0.17	0.82	3.35	9.93
(b)	Diluted	0.36	0.27	0.17	0.82	3.35	9.93
25	Earnings Per Share for discontinued operations (Face value of Rs. 2 each) (not annualised for the quarters) (In full rupees):						
(a)	Basic	-	-	0.10	-	0.37	0.27
(b)	Diluted	-	-	0.10	-	0.37	0.27

Consolidated Segmentwise revenue and results for the quarter and nine months ended December 31, 2024 and segmentwise assets and liabilities as at December 31, 2024:

Sr.No	Particulars	(Rs in lakhs, unless otherwise stated)					
		Quarter ended			Nine months ended		Year ended
		31-Dec-24	30-Sep-24	31-Dec-23	31-Dec-24	31-Dec-23	31-Mar-24
	(Unaudited) (refer note 4)	(Unaudited) (refer note 4)	(Unaudited)	(Unaudited) (refer note 4)	(Unaudited)	(Audited)	
1	Segment revenue						
	From continuing operations:						
	a. Logistics Park	2,253	1,805	1,679	5,741	5,249	6,851
	b. Equipment Hiring (Non crane)	86	197	876	468	2,425	2,831
	Segment revenue from continuing operations:	2,339	2,002	2,555	6,209	7,674	9,682
				2,555			
	From discontinued operations:						
	a. Logistics Park	-	-	1,616	-	4,834	5,959
	b. Equipment Hiring (Crane)	-	-	-	-	2,481	2,481
	Net revenue from discontinued operations (refer note 8)	-	-	1,616	-	7,315	8,440
	Net revenue from continuing and discontinued operations	2,339	2,002	4,171	6,209	14,989	18,122
2	Segment results						
	a. Logistics Park	1,035	768	776	2,069	2,600	3,139
	b. Equipment Hiring (Non crane)	36	38	368	(78)	615	648
	Total	1,071	806	1,145	1,991	3,216	3,787
	Less: Finance costs	(60)	(126)	(146)	(306)	(692)	(818)
	Add: Other income	297	602	1,288	1,865	1,664	2,351
	Profit before tax, exceptional item, minority interest and share of profits from associates and joint ventures from continuing operations	1,308	1,282	2,286	3,550	4,187	5,320
	Share of profit from associates and joint ventures	-	-	-	-	-	-
	Profit before tax and exceptional item from continuing operations	1,308	1,282	2,286	3,550	4,187	5,320
	Exceptional item (refer note 6)	-	-	(1,732)	-	7,674	28,156
	Profits before tax from continuing operations	1,308	1,282	554	3,550	11,861	33,476
	Add : Profits before tax from discontinued operations						
	a. Logistics Park	-	-	257	-	888	625
	b. Equipment Hiring (Crane)	-	-	-	-	1,488	1,488
	Less: exceptional items (refer note 6)	-	-	-	-	(1,488)	(1,488)
	Profit before tax, minority interest and share of profits from associates and joint ventures from discontinued operations	-	-	257	-	888	625
	Total Profit before tax from Continuing and discontinued operations	1,308	1,282	812	3,550	12,750	34,100
3	Segment assets from continuing operations:						
	a. Logistics Park	1,24,177	1,30,202	93,063	1,24,177	93,063	1,31,095
	b. Equipment Hiring (Non crane)	2,055	2,182	8,177	2,055	8,177	3,175
	c. Assets held for sale (refer note 5 (i))	3,379	-	-	3,379	-	-
	Total segment assets from continuing operations	1,29,611	1,32,385	1,01,240	1,29,611	1,01,240	1,34,270
	Segment assets from discontinuing operations:						
	a. Logistics Park (Specified subsidiaries)	-	-	52,679	-	52,679	-
	b. Equipment Hiring (Crane)	-	-	-	-	-	-
	Total segment assets from discontinuing operations	-	-	52,679	-	52,679	-
	Total segment assets from continuing and discontinuing operations	1,29,611	1,32,385	1,53,919	1,29,611	1,53,919	1,34,270
4	Segment liabilities from continuing operations						
	a. Logistics Park	5,637	5,427	4,536	5,637	4,536	4,234
	b. Equipment Hiring (Non crane)	245	344	4,885	245	4,885	388
	Total segment liabilities from continuing operations	5,882	5,771	9,421	5,882	9,421	4,622
	Segment liabilities from discontinuing operations						
	a. Logistics Park (Specified subsidiaries)	-	-	30,272	-	30,272	-
	b. Equipment Hiring (Crane)	-	-	-	-	-	-
	Total segment liabilities from discontinuing operations	-	-	30,272	-	30,272	-
	Total segment liabilities from continuing and discontinuing operations	5,882	5,771	39,693	5,882	39,693	4,622
	Net assets pertaining to Discontinued operation [Logistics Park (Specified subsidiaries)]	-	-	22,407	-	22,407	-
	Net assets pertaining to Discontinued operation [Equipment hiring (Crane)]	-	-	-	-	-	-
	Total net assets of Discontinued operations	-	-	22,407	-	22,407	-

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

NOTES TO UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2024

- 1) The unaudited consolidated financial results of Transindia Real Estate Limited ("the Company") for quarter and nine months ended December 31, 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 nine months ended December 31, 2024 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on January 30, 2025. 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 previous 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 in the previous quarter.
- 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 previous 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 and the same has been consolidated w.e.f. 01st September, 2024. Accordingly, figures of previous corresponding quarters and nine months are not comparable.
 - 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 previous 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 w.e.f. 23rd July, 2024.
- 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, Tamil Nadu owned by its wholly owned subsidiary company 'Madanhatti 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 (hereinafter referred to as 'buyer') in this respect. The said transaction was subject to execution of various customary closing documents (substantive conditions precedent) as mentioned in the LOI which got satisfied during quarter ended December 31, 2024 and the subject assets has been disclosed as "assets held for sale" in the consolidated financial statements. The subsidiary Company is yet to execute definitive transaction documents in this regards as on the date of signing of this Limited review results of the Company for the quarter and nine months ended December 31, 2024.
 - ii) Have declared and paid an interim dividend of Rs. 0.50 per equity share in the previous quarter.
- 6) Exceptional Items includes the following:-

Particulars	(Rs in lakhs, unless otherwise stated)					
	Quarter ended			Nine months ended		Year ended
	31-Dec-24	30-Sep-24	31-Dec-23	31-Dec-24	31-Dec-23	31-Mar-24
(A) Continuing operations						
Gain on sale of Equipment Hiring (Crane) division(refer note 8).	-	-	-	-	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)	-	(1,732)	(1,732)
Total (A)	-	-	(1,732)	-	7,674	28,156
(B) Discontinued operations						
Profits before tax upto July 4, 2023	-	-	-	-	1,488	1,488
Liability towards profits earned in trust on behalf of the buyer before conversion closing date (refer note 8)	-	-	-	-	(1,488)	(1,488)
Total (B)	-	-	-	-	-	-
Exceptional items from continuing and discontinued operations (A) + (B)	-	-	(1,732)	-	7,674	28,156

NOTES TO UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31, 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 Group has recognised a gain of Rs 20,766 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			Nine months ended		Year ended
	31-Dec-24	30-Sep-24	31-Dec-23	31-Dec-24	31-Dec-23	31-Mar-24
Revenue from Operations	-	-	1,616	-	7,315	8,440
Other Income	-	-	45	-	773	794
Total Expenses	-	-	1,403	-	5,711	7,121
Liability towards profits earned in trust on behalf of the buyer before conversion closing date	-	-	-	-	(1,488)	(1,488)
Profits before tax from discontinued operation	-	-	257	-	888	625

- 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: January 30, 2025
Place: Mumbai

Annexure - B

Details as per SEBI circular No. CIR/CFD/ CMD/4/2015 dated September 09, 2015 and SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/ 123 dated July 13, 2023

Reason for change - appointment	On the recommendation of Nomination and Remuneration Committee and approval of the Audit Committee, the Board of Directors of the Company has at its meeting held today considered and approved the appointment of Mr. Nilesh Mishra as Chief Financial Officer and Key Managerial Personnel of the Company.
Date of appointment & term of appointment	January 30, 2025
Brief profile (in case of appointment)	Mr. Nilesh Mishra brings with him over 25 years of valuable experience, including leadership roles, working with Fortune 500 corporations and large multinational companies. His expertise spans business and financial strategy, forecasting, risk management, big data analysis, and financial planning. Most recently, Nilesh served as the Director of Finance at Freight Tiger, a TATA Group-backed startup, where he successfully managed financial operations and governance. Previously, he held senior roles at Naval Group India (a European leader in naval defense), Haas Automation India (a global machine tool leader), and Khazanah Nasional India, where he contributed to financial optimization and strategic growth. A Chartered Accountant, Nilesh also holds the prestigious FCMA (CIMA) and CGMA (AICPA-CIMA) designations. His hands-on leadership style fosters collaboration and approachability, enabling him to drive results while building cohesive teams. He believes firmly in professional integrity and work ethics. His guiding principle, “Patience, persistence, and perspiration make an unbeatable combination for success,” reflects his commitment to achieving excellence.
Disclosure of relationships between Directors (in case of appointment of a Director)	Not Applicable
Shareholding in the Company	Nil