



# Vaghani Techno-Build Limited

CORPORATE IDENTITY NUMBER : L74999MH1994PLC187866

Registered Office: 903, Krushal Commercial Tower, Ghatkopar-Mahul Road, Chembur (West), Mumbai 400 089.  
Landline No.: +91 22 3100 8500 • E-mail: investor@vaghanitechnobuild.com • Website: www.vaghanitechnobuild.com

To,  
The Manager  
**Bombay Stock Exchange Limited**  
The Corporate Relationship Department,  
14<sup>th</sup> Floor, New Trading Dalal Street, Fort  
Rotunda Building, Phiroze Jeejeebhoy Tower,  
Dalal Street Fort, Mumbai-400 001

Date: 13.11.2024

**Subject: Discrepancy observed by the Stock Exchange vide its email dated 11<sup>th</sup> November, 2024.**

**Scrp Code - 531676**

**Dear Sir,**

With reference to your above email, we hereby attach standalone financial results for the quarter ended and half year ended on 30<sup>th</sup> September, 2024 duly signed by the Chairman and Whole-time director of the company. By oversight copy of signed by CFO was attached. There is no change in any particulars of financial results uploaded earlier.

Hope you find the same in order and kindly take the same on record.

Thanking you,

Yours Sincerely,

**FOR, VAGHANI TECHNO - BUILD LIMITED**

**Nishit Kantilal Savla**  
**Director & CFO**  
**DIN: 01552667**  
Encl: As above



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## STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED September 30, 2024

Sr. No.	Particulars	(Amount in Lakhs)					
		Quarter ended			Half Year ended		Year ended
		30-09-2024	30-06-2024	30-09-2023	30-09-2024	30-09-2023	31-03-2024
	Unaudited	Unaudited	Unaudited	Unaudited (Refer Note 3)	Unaudited	Audited	
	<b>Income</b>						
1	(a) Revenue From Operations	-	-	-	-	-	-
2	(b) Other Income	4.25	4.31	4.15	8.56	8.35	16.50
3	<b>Total Revenue (1+2)</b>	<b>4.25</b>	<b>4.31</b>	<b>4.15</b>	<b>8.56</b>	<b>8.35</b>	<b>16.50</b>
	<b>Expenses</b>						
	(a) Cost of Construction	-	-	-	-	-	-
	(b) Purchase of stock-in-trade	-	-	-	-	-	-
	(c) Changes in inventories of stock in trade	-	-	-	-	-	-
	(d) Employee Benefit Expenses	0.60	0.61	0.48	1.21	0.96	1.43
	(e) Finance Costs	-	0.01	-	0.01	-	-
	(f) Depreciation and Amortisation Expenses	-	-	-	-	-	-
	(g) Other expenditure	3.45	2.82	1.68	6.28	3.12	5.90
	<b>Total Expenses (4)</b>	<b>4.05</b>	<b>3.45</b>	<b>2.16</b>	<b>7.50</b>	<b>4.08</b>	<b>7.33</b>
5	<b>Profit/(Loss) from ordinary activities before Exceptional Items (3-4)</b>	<b>0.20</b>	<b>0.86</b>	<b>1.99</b>	<b>1.06</b>	<b>4.27</b>	<b>9.17</b>
6	Exceptional Items	-	-	-	-	-	-
7	<b>Profit / (Loss) before tax (5-6)</b>	<b>0.20</b>	<b>0.86</b>	<b>1.99</b>	<b>1.06</b>	<b>4.27</b>	<b>9.17</b>
8	<b>Tax Expense</b>						
	- Current Tax	0.03	0.13	0.31	0.17	0.67	1.43
	- MAT Credit Entitlement	-0.03	(0.13)	0.31	(0.17)	-0.67	-1.43
	- Tax of earlier years	-	-	-	-	-	-
	- Deferred Tax	0.05	0.22	17.42	0.28	18.01	19.29
	<b>Total Tax Expense</b>	<b>0.05</b>	<b>0.22</b>	<b>17.42</b>	<b>0.28</b>	<b>18.01</b>	<b>19.29</b>
9	<b>Profit / (Loss) for the period (7-8)</b>	<b>0.15</b>	<b>0.64</b>	<b>-15.43</b>	<b>0.79</b>	<b>(13.74)</b>	<b>(10.12)</b>
10	<b>Other Comprehensive Income, net of income tax</b>						
	A. (i) Items that will be reclassified to Profit or Loss	-	-	-	-	-	-
	(ii) Income tax relating to items that will be reclassified to profit or loss	-	-	-	-	-	-
	B. (i) Items that will not be reclassified to Profit or Loss	-	-	-	-	-	-
	(ii) Income tax relating to items that will not be reclassified to profit or loss	-	-	-	-	-	-
	<b>Total Other Comprehensive Income, net of income tax</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
11	<b>Total Comprehensive Income for the period (9 +/- 10)</b>	<b>0.15</b>	<b>0.64</b>	<b>-15.43</b>	<b>0.79</b>	<b>(13.74)</b>	<b>(10.12)</b>
12	<b>Paid-up equity share capital (face value of Rs 10/- per share )</b>	<b>522</b>	<b>522</b>	<b>522</b>	<b>522</b>	<b>522</b>	<b>522</b>
13	<b>Earning per share (EPS) (of Rs 10/- each ) (not annualised)</b>						
	Basic/ Diluted EPS	0.00	0.01	(0.30)	0.02	(0.26)	(0.19)

### Notes:

- The above results have been reviewed and recommended by the Audit Committee and approved by the Board of Directors in their meeting held on October 26, 2024. The statutory Auditors have reviewed the above Unaudited financial Results.
- These financial results have been prepared in accordance with the recognition and measurement principles under Ind AS as prescribed under Section 133 of the Companies Act, 2013 read with the relevant rules issued thereunder and the other accounting principles generally accepted in India.
- The Company is engaged in the Real Estate Business and accordingly there are no reportable segments.
- Figures for the corresponding previous period (s) have been regrouped/reclassified/restated wherever necessary to make them comparable with those of the current period.

Place: Mumbai  
Dated: OCTOBER 26, 2024



For and behalf of Board of Directors

Kantilal Savla  
Director and WTD  
DIN: 00403389



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## VAGHANI TECHNO-BUILD LIMITED

CIN: L74999MH1994PLC187866

BALANCE SHEET AS AT 30th SEPTEMBER, 2024

(Amount in Lakhs)

	Particulars	Note No.	As at 30th Sep, 2024	As at 31st Mar, 2024
<b>ASSETS</b>				
(I)	<b>Non Current Assets</b>			
	a) Deferred Tax Assets	3	57.57	54.02
	b) Financial Assets			
	i) Loans	4	193.61	194.61
	c) Other Tax Assets (Net)	5	-	4.47
	d) Other Non Current Assets	6	-	-
	<b>Total Non-Current Assets</b>		<b>251.18</b>	<b>253.10</b>
(II)	<b>Current Assets</b>			
	a) Inventories	7	450.33	450.33
	b) Financial Assets			
	i) Trade Receivables	8	-	-
	ii) Cash and Cash equivalents	9	1.21	0.93
	iii) Other Current Financial Assets	10	-	-
	c) Current Tax Assets (Net)	11	7.18	5.67
	d) Other Current Assets	12	10.26	7.61
	<b>Total Current Assets</b>		<b>468.98</b>	<b>464.53</b>
	<b>Total Assets (I + II)</b>		<b>720.16</b>	<b>717.64</b>
<b>EQUITY AND LIABILITIES</b>				
(I)	<b>EQUITY</b>			
	a) Equity Share Capital	13	522.00	522.00
	b) Other Equity	14	195.04	194.26
	<b>Total Equity</b>		<b>717.04</b>	<b>716.26</b>
(II)	<b>LIABILITIES</b>			
	<b>Current Liabilities</b>			
	a) Financial Liabilities			
	i) Borrowings	15	-	-
	ii) Trade payables	16	-	-
	- Dues of micro enterprises and small enterprises		-	-
	- Dues other than micro enterprises and small enterprises		2.58	1.25
	b) Other Current Liabilities	17	0.53	0.13
	c) Current Tax Liabilities (Net)	18	-	-
	<b>Total Current Liabilities</b>		<b>3.11</b>	<b>1.38</b>
	<b>Total Liabilities</b>		<b>3.11</b>	<b>1.38</b>
	<b>Total Equity and Liabilities (I+II)</b>		<b>720.16</b>	<b>717.64</b>
	<b>Contingent Liabilities</b>	19		
	<b>Company Profile</b>	1		
	<b>Summary Of Significant Accounting Policies</b>	2		

FOR AND ON BEHALF OF THE BOARD

Place: Mumbai  
Dated: OCTOBER 26, 2024

KANTILAL SAVLA  
Director & WTD  
DIN: 00403389





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<b>VAGHANI TECHNO-BUILD LIMITED</b>			
<b>CIN: L74999MH1994PLC187866</b>			
<b>STATEMENT OF PROFIT AND LOSS FOR THE HALF YEAR ENDED 30th SEPTEMBER, 2024</b>			
<b>(Amount in Lakhs)</b>			
<b>Particulars</b>	<b>Note No.</b>	<b>September 30, 2024</b>	<b>March 31, 2024</b>
<b>Income:</b>			
Other Income	20	8.56	16.50
<b>Total Revenue</b>		<b>8.56</b>	<b>16.50</b>
<b>Expenses:</b>			
Changes in Inventories of Work in Progress and Stock-in-Trade	21	-	-
Employee Benefits Expense	22	1.21	1.43
Finance Costs	23	0.01	-
Other Expenses	24	6.28	5.90
<b>Total Expenses</b>		<b>7.50</b>	<b>7.33</b>
<b>Profit before tax</b>		<b>1.06</b>	<b>9.17</b>
<b>Less: Tax expenses</b>			
(i) Current Tax		0.17	1.43
(ii) MAT Credit Entitlement		(0.17)	(1.43)
(iii) Tax of earlier years		-	-
(iv) Deferred Tax		0.28	19.29
<b>Total Tax Expense</b>		<b>0.28</b>	<b>19.29</b>
<b>Profit for the year</b>	<b>A</b>	<b>0.79</b>	<b>(10.12)</b>
<b>Other Comprehensive Income</b>			
a. (i) Items that will be reclassified to profit or loss		-	-
(ii) Income tax relating to items that will be reclassified to profit or loss		-	-
b. (i) Items that will not be reclassified to profit or loss		-	-
(ii) Income tax relating to items that will not be reclassified to profit or loss		-	-
	<b>B</b>	<b>-</b>	<b>-</b>
<b>Total Comprehensive Income for the period</b>	<b>A+B</b>	<b>0.79</b>	<b>(10.12)</b>
Earning per equity share:	25		
(1) Basic		0.02	(0.19)
(2) Diluted		0.02	(0.19)
Face value per share		10.00	10.00
<b>Summary Of Significant Accounting Policies</b>	<b>2</b>		

FOR AND ON BEHALF OF THE BOARD

Place: Mumbai  
Dated: OCTOBER 26, 2024

KANTILAL SAVLA  
Director & WTD  
DIN: 00403389





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**VAGHANI TECHNO-BUILD LIMITED**  
**CIN: L74999MH1994PLC187866**

**CASH FLOW STATEMENT FOR THE HALF YEAR ENDED 30th SEPTEMBER, 2024**

(Amount in Lakhs)

Half Year ended

	30-09-2024	30-09-2023
<b>A) CASH FLOW FROM OPERATING ACTIVITIES</b>		
Net Profit/(Loss) before tax	1.06	4.27
<b>Adjustment for:</b>		
Interest received on loans given	(8.56)	(8.35)
Interest Paid on Loans taken	0.01	-
<b>OPERATING PROFIT BEFORE WORKING CAPITAL CHANGES</b>	<b>(7.49)</b>	<b>(4.08)</b>
<b>ADJUSTMENTS FOR WORKING CAPITAL CHANGES IN :</b>		
Other Current Financial Assets	0.00	-8.35
Other Non Current Assets	-	0.00
Other Current Assets	(2.65)	(2.44)
Trade Payables	1.33	0.73
Deferred Tax Assets	(3.55)	0
Other Current Liabilities	0.40	-1.42
	(4.47)	(11.48)
Cash Generated from (lost in) Operations	<b>(11.95)</b>	<b>(15.55)</b>
Direct Taxes Paid	2.69	0.00
	-	-
<b>NET CASH GENERATED FROM (LOST IN) OPERATING ACTIVITIES</b>	<b>(9.26)</b>	<b>(15.55)</b>
<b>B) CASH FLOW FROM INVESTING ACTIVITIES</b>		
Loans given during the year	-	-
Interest received on Loan given	-	-
<b>NET CASH FROM (USED IN) INVESTING ACTIVITIES</b>	<b>-</b>	<b>0.00</b>
<b>C) CASH FLOW FROM FINANCING ACTIVITIES</b>		
Loans given during the year	-	7.20
Repayment of Loan	1.00	8.35
Interest received on Loan given	8.56	0.15
Proceeds from / (Repayment) of Borrowings	0.00	-
Interest Paid on Borrowings	(0.01)	-
<b>NET CASH USED IN FINANCING ACTIVITIES</b>	<b>9.55</b>	<b>15.70</b>
<b>NET CHANGES IN CASH &amp; CASH EQUIVALENTS(A+B+C)</b>	<b>0.28</b>	<b>0.14</b>
<b>OPENING BALANCE OF CASH &amp; CASH EQUIVALENTS</b>	<b>0.93</b>	<b>0.86</b>
<b>CLOSING BALANCE OF CASH &amp; CASH EQUIVALENTS</b>	<b>1.21</b>	<b>1.00</b>
	<b>0.28</b>	<b>0.14</b>

**Notes:**

**Closing Balance of Cash & Cash Equivalents (Refer Note No. 9)**

	As at 30.09.2024	As at 30.09.2023
1 <u>Cash and Cash Equivalents Includes:</u>		
Cash in Hand	1.18	0.86
<u>Balance with Schedules Banks</u>		
- in Current Account	0.03	0.07
	<b>1.21</b>	<b>0.93</b>

- Cash flow statement has been prepared under the indirect method as set out in Indian Accounting Standard (Ind AS 7) statement of cash flows.
- Previous year figures have been regrouped and rearranged wherever considered necessary to make them comparable with those of the current year.

FOR AND ON BEHALF OF THE BOARD

Place: Mumbai  
Dated: OCTOBER 26, 2024

KANTILAL SAVLA  
Director & WTD  
DIN: 00403389





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

To

The Board of Directors of

VAGHANI TECHNO-BUILD LIMITED

1. We have reviewed the accompanying Statement of unaudited financial results of Vaghani Techno-Build Limited (the Company') for the quarter ended 30th September 2024 ('the Statement') attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('the Regulation').

2. This Statement, which is the responsibility of the Company's management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ('Ind AS 34'), prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review of interim financial statement consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than 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 and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the Listing Regulations including the manner in which it is to be disclosed, or that it contains any material misstatement.

5. Emphasis of matter

1. We draw attention to the matter that there are inherent risks involved in estimating the costs to complete each inventory i.e. TDR development project and the future selling prices for each TDR development projects. There also exists uncertainty regarding the eligibility of generating the TDR considering the extant regulations applicable to a project which entitles the original owner to claim TDR in the form of Development Rights Certificate (DRC) upon surrendering the compensation amount and complying with the conditions as may be prescribed by the Municipal authorities. The

Head Office : 216, Madhupura Vyapar Bhawan, Near Gunj Bazar, Madhupura, Ahmedabad - 380004.

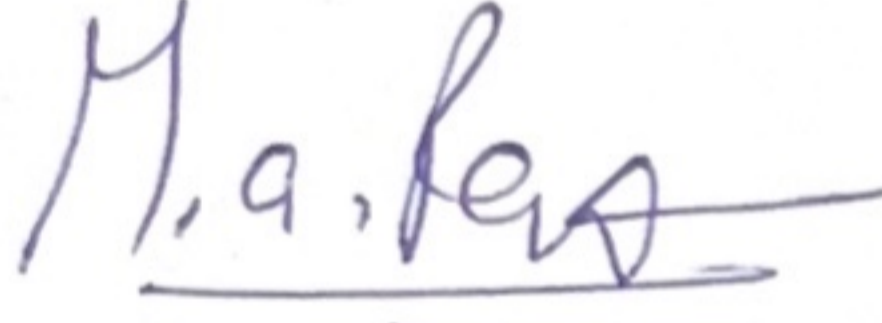
Management has obtained an independent valuation of the inventory. On the Basis of Valution report, no provision for diminution in the value of inventory has been considered necessary by the management.

2. We draw attention to Note No. 13.3 of the accompanying financial statements, which describes that as of September 30, 2024, a portion of the promoters' stake sale, comprising 32.02% of the total equity shareholding, has been completed pursuant to a Share Purchase Agreement. Consequently, there has been a significant change in the shareholding pattern, resulting in a substantial reduction in the promoters' group's holding.

3. The Company has provided a loan amounting to ₹193.61 lakhs to a related party, at an interest rate of 9% per annum. The loan is repayable after a period of 24 months from the date of disbursement. It is noted that no formal written agreement has been executed for this loan transaction. The management has confirmed that the terms of the loan, including the interest rate and repayment period, are on an arm's length basis.

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

For, Purushottam Khandelwal & Co.  
Chartered Accountants  
(FRN: 123825W)





CA Mahendrasingh S Rao  
Partner

M. No.: 154239

UDIN : 24154239BKCRKZ5294

Place : Ahmedabad

Date : 26-10-2024