

Arunis Abode Limited

CIN : L70100GJ1994PLC021759



Regd. Office : Desai House, S.No. 2523, Coastal highway, Umersadi, Killa Pardi, Dist. Valsad - 396125, Gujarat. Mob.: +91 70456 77788 Website: www.arunis.co

Corp. Office : 501, Flyedge - FP No 765, TPS 111, JN Off SV Road and Kora Kendra Road, Borivali (W) Mumbai- 400092. Mob.: +91 9167869000 Email : corporate@arunis.co

To,
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai-400001.
Scrip Code: 526935

Dear Sir/Madam,

Sub: Outcome of the Board Meeting held today i.e., 31st December 2024

Pursuant to the provisions of Regulations 30 and 33 read with Schedule III of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), we wish to inform you that the Board of Directors of the Company at its meeting held today i.e., Wednesday, 05th February 2025 inter-alia, considered the following matters:

- i. Considered and approved the Unaudited Standalone and Consolidated Financial Results of the Company for the quarter and nine months ended 31st December 2024 along with the Limited Review Reports on the said results received from the Statutory Auditors of the Company.

Kindly take the same on your records.

The meeting of the Board of Directors commenced at 01:35 P.M. and concluded at 02:15 P.M. Kindly take the same on your record.

FOR ARUNIS ABODE LIMITED

Garima Mandhania
Company Secretary & Compliance Officer
M. No.: A62347

Date: 05-02-2025
Place: Mumbai

ARUNIS ABODE LIMITED

CIN: L70100GJ1994PLC021759

Regd. Office: Desai House, Survey No. 2523, Coastal Highway, Umersadi, Killa Pardi, Valsad- 396125, Gujarat, India.

Corp Office: 501, Flyedge -FP No 765, TPS 111, JN Off S V Road and Kora Kendra Road, Borivali (W), Mumbai-400060, Maharashtra, India.

Mobile No.: +91-70456 77788; +91-91678 69000; Email: corporate@arunis.co; Website: www.arunis.co

Statement of Unaudited Standalone Financial Results for the quarter and nine months ended 31.12.2024

| | | (₹ in Lakhs) | | | | | |
|---------|---|----------------|----------------|--------------|-------------------|---------------|---------------|
| Sr. No. | Particulars | Quarter ended | | | Nine Months ended | | Year ended |
| | | 31.12.2024 | 30.09.2024 | 31.12.2023 | 31.12.2024 | 31.12.2023 | 31.03.2024 |
| | | Unaudited | Unaudited | Unaudited | Unaudited | Unaudited | Audited |
| 1 | Revenue from Operations (refer Note 3) | 0.01 | 0.03 | 44.46 | 0.04 | 95.22 | 121.90 |
| 2 | Other Income | 10.75 | 10.72 | 9.21 | 32.47 | 26.54 | 44.64 |
| 3 | Total Income (1+2) | 10.76 | 10.75 | 53.67 | 32.51 | 121.76 | 166.54 |
| 4 | Expenses | | | | | | |
| | a) Employee Benefits Expense | 9.96 | 8.75 | 8.96 | 27.45 | 20.40 | 29.14 |
| | b) Finance Cost (refer Note 5, 6) | 1.40 | 2.06 | 8.86 | 5.55 | 26.60 | 32.34 |
| | c) Depreciation | 3.44 | 4.54 | 4.35 | 12.52 | 13.05 | 17.52 |
| | d) Other Expenses (refer Note 5, 6) | 22.69 | 5.99 | 7.82 | 35.44 | 20.02 | 30.52 |
| | Total expenses | 37.49 | 21.34 | 29.99 | 80.96 | 80.07 | 109.52 |
| 5 | Profit / (loss) before exceptional items and tax (3-4) | (26.73) | (10.59) | 23.68 | (48.45) | 41.69 | 57.02 |
| 6 | Exceptional items | - | - | - | - | - | - |
| 7 | Profit / (Loss) before tax (5-6) | (26.73) | (10.59) | 23.68 | (48.45) | 41.69 | 57.02 |
| 8 | Tax Expense | | | | | | |
| | a) Current tax | - | - | 6.14 | - | 11.15 | 13.31 |
| | b) Taxation relating to earlier years | 0.17 | - | - | 0.17 | - | (0.17) |
| | c) Deferred tax (refer Note 7) | (7.72) | (2.51) | (0.32) | (12.74) | (0.96) | 0.94 |
| | Total Tax | (7.55) | (2.51) | 5.82 | (12.57) | 10.19 | 14.08 |
| 9 | Net Profit / (Loss) for the period (7-8) | (19.17) | (8.08) | 17.86 | (35.88) | 31.50 | 42.94 |
| 10 | Other Comprehensive Income | | | | | | |
| | a) i. Items that will not be reclassified to profit or loss | - | - | - | - | - | - |
| | ii. Income tax relating to above items | - | - | - | - | - | - |
| | b) i. Items that will be reclassified to profit or loss | - | - | - | - | - | - |
| | ii. Income tax relating to above items | - | - | - | - | - | - |
| | Total Other Comprehensive Income (Net of Taxes) | - | - | - | - | - | - |
| 11 | Total Comprehensive Income for the period (9+10) | (19.17) | (8.08) | 17.86 | (35.88) | 31.50 | 42.94 |
| 12 | Paid-up equity share capital (Face Value of ₹ 10/- each) | 300.00 | 300.00 | 300.00 | 300.00 | 300.00 | 300.00 |
| 13 | Earnings per equity share (In INR) | | | | | | |
| | (i) Basic earnings per share (₹) | (0.64) | (0.27) | 0.60 | (1.20) | 1.05 | 1.43 |
| | (ii) Diluted earnings per share (₹) | (0.64) | (0.27) | 0.60 | (1.20) | 1.05 | 1.43 |

Notes:

1. The above results were reviewed by the Audit Committee and approved by the Board of Directors of the Company in their respective meetings held on 05.02.2025. The Statutory Auditors have carried out a Limited Review for the quarter and nine months ended 31.12.2024.

2. These Financial Results have been prepared in compliance with Ind AS as notified by the Ministry of Corporate Affairs and prescribed under Section 133 of the Companies Act 2013 read with relevant rules issued thereunder.

3. The Company was actively engaged in consultancy of real-estate projects. No significant revenue has been generated from such consultancy over last several quarters due to the prevailing competitive market. As a prudent strategic initiative, Management started adopting various strategies to overcome the competition and stand out in the competitive real estate market. The Company had started bidding in tenders from Q1 FY 2024-25. However, no significant success is achieved in performing revenue generating activities as at the end of current quarter.

Further, the Company discontinued trading in shares, futures and options contracts from last quarter of FY 2023-24. During the corresponding quarter of previous year, the Company earned gain from trading in shares and mutual funds amounting to ₹ 28.47 lakhs.

Due to both these reasons, revenue from operations has significant variation compared to corresponding quarter and nine months of previous year.

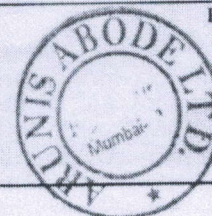
4. During current quarter on 02.12.2024, a major shareholder of the Company has entered into a Share Purchase Agreement whereby he intends to sell his ownership in the Company. Detailed filings of the said agreement are made with the BSE by the Company.

5. During current quarter, the Company has disposed-off majority of its property, plant and equipment during the quarter at a net loss of ₹ 3.13 lakhs. Further, long term borrowings for vehicles has been paid-off in full and therefore there is decrease in finance cost compared to corresponding quarter and nine months of previous year.

6. Due to stock market volatility, the amount of gain/loss from trading in shares and mutual funds was volatile during FY 2023-24. As share trading activities have ceased, the Company does not incur trading related expenses and incurs lesser finance cost. Therefore there is reduction in finance cost and other expenses during current quarter and nine months compared to corresponding quarter and nine months of previous year.

7. As the majority of property, plant and equipment have been disposed-off and major shareholder has entered into Share Purchase Agreement; it becomes improbable that sufficient taxable profits will be available in the near future. Therefore deferred tax asset is not recognised on taxable losses for the current quarter and nine-months.

For Arunis Abode Limited



Dhara D. Desai
Dhara D. Desai
Managing Director
DIN: 02926512

Place : Mumbai
Date : 05.02.2025



B.R. Pancholi & Co.

CHARTERED ACCOUNTANTS

CA Bupendra Pancholi

CA Pranav Pancholi

CA Ritu Patel

Independent Auditors' Limited Review Report on Unaudited Standalone Financial Results of Arunis Abode Limited for the quarter and nine months ended 31-December-2024 Pursuant to the Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

To the Board of Directors of Arunis Abode Limited

1. We have reviewed the accompanying Unaudited Standalone Financial Results of **Arunis Abode Limited** ("the Company"), for the quarter and nine months ended 31-December-2024 ("the Statement") attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").
2. This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting", prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder 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. A review of interim financial information consists of making inquiries, primarily of the Company's personnel 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.



B. R. PANCHOLI & CO.

4. Based on our review conducted as stated in paragraph 3 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 Standards and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
5. **Emphasis of matter**
We draw attention to Note 4 to the Statement which states the fact that major shareholder of the Company has entered into a Share Purchase Agreement whereby he intends to sell his entire holding. We also draw attention to Note 5 of the Statement which states that the Company has disposed-off majority of its property, plant and equipment during the quarter ended 31-December-2024. Our opinion is not qualified in respect of this matter.
6. The figures for the corresponding quarter ended on 31-December-2023 and nine months ended on 31-December-2023 are reviewed; and the figures for the year ended on 31-March-2024 are audited by the predecessor auditor whose Limited Review report and Audit Report respectively expressed an unmodified opinion on the financial results and financial statements. Our opinion is not modified in respect of this matter.

For B. R. Pancholi & Co.
Chartered Accountants
FRN: 107285W



B. Pancholi

CA. Bhupendra Pancholi
Partner
Membership No. 041254
UDIN: 25041254BMNTFC9482

Place: Vadodara
Date: 05-February-2025

ARUNIS ABODE LIMITED

CIN: L70100GJ1994PLC021759

Regd. Office: Desai House, Survey No. 2523, Coastal Highway, Umersadi, Killa Pardi, Valsad- 396125, Gujarat, India.
Corp Office: 501, Flyedge -FP No 765, TPS 111, JN Off S V Road and Kora Kendra Road, Borivali (W), Mumbai-400060, Maharashtra, India.
Mobile No.: +91-70456 77788; +91-91678 69000; Email: corporate@arunis.co; Website: www.arunis.co

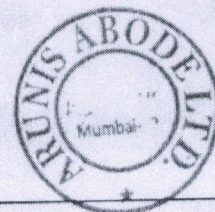
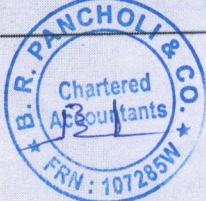
Statement of Unaudited Consolidated Financial Results for the quarter and nine months ended 31.12.2024

(₹ in Lakh) Except EPS

| Sr. No. | Particulars | Quarter ended | | | Nine months ended | | Year ended |
|---------|---|----------------|----------------|--------------|-------------------|---------------|---------------|
| | | 31.12.2024 | 30.09.2024 | 31.12.2023 | 31.12.2024 | 31.12.2023 | 31.03.2024 |
| | | Unaudited | Unaudited | Unaudited | Unaudited | Unaudited | Audited |
| 1 | Revenue from Operations (refer Note 3) | 0.01 | 0.03 | 44.46 | 0.04 | 95.22 | 121.90 |
| 2 | Other Income | 10.74 | 10.72 | 9.21 | 32.46 | 26.54 | 49.00 |
| 3 | Total Income (1+2) | 10.76 | 10.75 | 53.68 | 32.51 | 121.77 | 170.90 |
| 4 | Expenses | | | | | | |
| | a) Employee Benefits Expense | 9.95 | 8.75 | 8.96 | 27.45 | 20.41 | 29.15 |
| | b) Finance Cost (refer Note 5, 6) | 1.40 | 2.06 | 8.86 | 5.55 | 26.60 | 32.34 |
| | c) Depreciation | 3.44 | 4.54 | 4.35 | 12.52 | 13.05 | 17.52 |
| | d) Other Expenses (refer Note 5, 6) | 23.10 | 6.30 | 8.25 | 36.52 | 20.97 | 32.05 |
| | Total expenses | 37.89 | 21.65 | 30.41 | 82.04 | 81.02 | 111.07 |
| 5 | Profit before exceptional items and tax (3-4) | (27.13) | (10.90) | 23.26 | (49.53) | 40.74 | 59.83 |
| 6 | Exceptional items | - | - | - | - | - | - |
| 7 | Profit / (Loss) before tax (5-6) | (27.13) | (10.90) | 23.26 | (49.53) | 40.74 | 59.83 |
| 8 | Tax Expense | | | | | | |
| | a) Current tax | - | - | 6.14 | - | 11.15 | 13.31 |
| | b) Taxation relating to earlier years | 0.17 | - | - | 0.17 | - | (0.17) |
| | c) Deferred tax (refer Note 7) | (7.72) | (2.51) | (0.43) | (12.74) | (1.21) | 1.10 |
| | Total Tax | (7.55) | (2.51) | 5.71 | (12.57) | 9.94 | 14.24 |
| 9 | Net Profit from continuing operations (7-8) | (19.57) | (8.39) | 17.55 | (36.95) | 30.80 | 45.60 |
| 10 | Share of profit/(loss) of associate | - | - | - | - | (6.18) | (6.18) |
| 11 | Net profit for the period (9+10) | (19.57) | (8.39) | 17.55 | (36.95) | 24.62 | 39.42 |
| 12 | Other Comprehensive Income | | | | | | |
| | a) i. Items that will not be reclassified to profit or loss | - | - | - | - | - | - |
| | ii. Income tax relating to above items | - | - | - | - | - | - |
| | b) i. Items that will be reclassified to profit or loss | - | - | - | - | - | - |
| | ii. Income tax relating to above items | - | - | - | - | - | - |
| | Total Other Comprehensive Income (Net of Taxes) | - | - | - | - | - | - |
| 13 | Total Comprehensive Income for the period (11+12) | (19.57) | (8.39) | 17.55 | (36.95) | 24.62 | 39.42 |
| 14 | Paid-up equity share capital (Face Value of ₹ 10 each) | 300.00 | 300.00 | 300.00 | 300.00 | 300.00 | 300.00 |
| 15 | Earnings per equity share | | | | | | |
| | (i) Basic earnings per share (₹) | (0.65) | (0.28) | 0.59 | (1.23) | 0.82 | 1.31 |
| | (ii) Diluted earnings per share (₹) | (0.65) | (0.28) | 0.59 | (1.23) | 0.82 | 1.31 |

Notes:

- The above results were reviewed by the Audit Committee and approved by the Board of Directors of the Company in their respective meetings held on 05.02.2025. The Statutory Auditors have carried out a Limited Review for the quarter and nine months ended 31.12.2024.
- These Financial Results have been prepared in compliance with Ind AS as notified by the Ministry of Corporate Affairs and prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder.
- The Company was actively engaged in consultancy of real-estate projects. No significant revenue has been generated from such consultancy over last several quarters due to the prevailing competitive market. As a prudent strategic initiative, Management started adopting various strategies to overcome the competition and stand out in the competitive real estate market. The Company had started bidding in tenders from Q1 FY 2024-25. However, no significant success is achieved in performing revenue generating activities as at the end of current quarter. Further, the Company discontinued trading in shares, futures and options contracts from last quarter of FY 2023-24. During the corresponding quarter of previous year, the Company earned gain from trading in shares and mutual funds amounting to ₹ 28.47 lakhs. Due to both these reasons, revenue from operations has significant variation compared to corresponding quarter and nine months of previous year.
- During current quarter on 02.12.2024, a major shareholder of the Company has entered into a Share Purchase Agreement whereby he intends to sell his ownership in the Company. Detailed filings of the said agreement are made with the BSE by the Company.
- During current quarter, the Company has disposed-off majority of its property, plant and equipment during the quarter at a net loss of ₹ 3.13 lakhs. Further, long-term borrowings for vehicles has been paid-off in full and therefore there is decrease in finance cost compared to corresponding quarter and nine months of previous year.
- Due to stock market volatility, the amount of gain/loss from trading in shares and mutual funds was volatile during FY 2023-24. As share trading activities have ceased, the Company does not incur trading related expenses and incurs lesser finance cost. Therefore there is reduction in finance cost and other expenses during current quarter and nine months compared to corresponding quarter and nine months of previous year.
- As the majority of property, plant and equipment have been disposed-off and major shareholder has entered into Share Purchase Agreement; it becomes improbable that sufficient taxable profits will be available in the near future. Therefore deferred tax asset is not recognised on taxable losses for the current quarter and nine-months.



For Arunis Abode Limited

Dhara
Dhara D. Desai
Managing Director
DIN: 02926512

Place : Mumbai
Date: 05.02.2025



B. R. Pancholi & Co.

CHARTERED ACCOUNTANTS

CA Bupendra Pancholi

CA Pranav Pancholi

CA Ritu Patel

Independent Auditors' Limited Review Report on Unaudited Consolidated Financial Results of Arunis Abode Limited for the quarter and nine months ended 31-December-2024 Pursuant to the Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To the Board of Directors of Arunis Abode Limited

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of **Arunis Abode Limited** (the "Parent") and its subsidiary (the Parent and its subsidiaries together referred to as "the Group") and its share of the net loss after tax and total comprehensive loss of its associate for the quarter and nine months ended 31-December-2024 (the "Statement") attached herewith, being submitted by the Parent pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").
2. This Statement, which is the responsibility of the Parent's Management and approved by the Parent's 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 and in compliance with Regulation 33 of Listing Regulations. 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 (ICAI). A review of interim financial information consists of making inquiries, primarily of Parent's personnel 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 specified under



B. R. PANCHOLI & CO.

Section 143(10) of the Companies Act, 2013 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. 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. Accordingly, we do not express an audit opinion.

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

4. Based on our review conducted and procedures performed as stated in paragraph 3 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

We draw attention to Note 4 to the Statement which states the fact that major shareholder of the Parent Company has entered into a Share Purchase Agreement whereby he intends to sell his entire holding in the Parent Company. We also draw attention to Note 5 of the Statement which states that the Parent Company has disposed-off majority of its property, plant and equipment during the quarter ended 31-December-2024.

Our opinion is not qualified in respect of this matter.

6. The Statement includes the results of the entities mentioned in Annexure I to the Statement.
7. The figures for the corresponding quarter ended on 31-December-2023 and nine months ended on 31-December-2023 are reviewed; and the figures for the year ended on 31-March-2024 are audited by the predecessor auditor whose Limited Review report and Audit Report respectively expressed an unmodified opinion on the financial results and financial statements. Our opinion is not modified in respect of this matter.



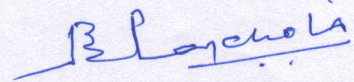
B. R. PANCHOLI & CO.

8. The Statement includes the Group's share of net loss after tax and total comprehensive loss after tax of ₹ 0.40 lakhs and ₹ 0.40 lakhs respectively for the quarter ended on 31-December-2024; and net loss after tax and total comprehensive loss after tax of ₹ 1.08 lakhs and ₹ 1.08 lakhs respectively for the nine months ended on 31-December-2024, as considered in the Unaudited Financial Results in respect of a subsidiary based on its interim financial results which have not been reviewed. The Statement also includes the Group's share of net loss after tax and total comprehensive loss after tax of NIL and NIL respectively for the quarter and for the nine months ended on 31-December-2024, as considered in the Unaudited Financial Results in respect of an associate based on its interim financial results which have not been reviewed.

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

Our conclusion is not modified in respect of this matter.

For B. R. Pancholi & Co.
Chartered Accountants
FRN: 107285W



CA. Bhupendra Pancholi
Partner
Membership No. 041254
UDIN: 25041254BMNTFB8455
Place: Vadodara
Date: 05-February-2025

B. R. PANCHOLI & CO.

Annexure I

List of entities included in unaudited consolidated financial results

| Sr. No. | Name of component | Relationship |
|---------|---------------------------------|--------------|
| 1 | Arunis Realties Private Limited | Subsidiary |
| 2 | Arunis Edifice Private Limited | Associate |

