

November 09, 2023

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

**Subject: Outcome of the Board Meeting held on Thursday, November 09, 2023**

We would like to inform you that the Board Meeting of the Company was held today i.e. Thursday, November 09, 2023, at the registered office of the Company. In pursuant to Regulation 30 and Regulation 33 read with Schedule III of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Board has considered and approved the following matter amongst others:

The Unaudited standalone and consolidated financial results of the Company for the quarter and half year ended September 30, 2023. A copy of unaudited financial results along with the Limited Review Report of the Auditors of the Company are enclosed herewith as '**Annexure-1**'.

The meeting of Board of Directors commenced at 12:12 p.m. (IST) and concluded at 06:56 p.m. (IST).

Kindly take the above information on your record and acknowledge it.

Thanking you.

Yours Faithfully,

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

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

**Encl: a/a**

**Independent Auditors' Review Report on the 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 of  
Transindia Real Estate Ltd

1. We have reviewed the accompanying statement of unaudited standalone financial results of Transindia Real Estate Ltd ("the Company") for the quarter ended 30<sup>th</sup> September, 2023 and year to date from 1<sup>st</sup> April 2023 to 30<sup>th</sup> September 2023 attached herewith ("the Statement") 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 is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. 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 and procedures performed as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement of unaudited financial results, 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 Regulation 33, including the manner in which it is to be disclosed, or that it contains any material misstatement.



5. The comparative Ind AS financial information of the Company for the corresponding quarter and period ended 30<sup>th</sup> September 2022 have not been subjected to review or audit by us or any other auditor and are approved by Board of Directors.

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



**Ashish C. Dangi**  
Partner  
Membership No.: 122926  
UDIN : 23122926BGZDBJ9827



Place: Mumbai  
Date : 09<sup>th</sup> November, 2023

**TRANSINDIA REAL ESTATE LIMITED**  
(Formerly known as Transindia Realty and Logistics Parks Limited)

**STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS ENDED SEPTEMBER 30, 2023**

(Rs. in Lakhs)

	Particulars	Quarter ended			Six months ended		Year ended
		30.09.2023 (Unaudited)	30.06.2023 (Unaudited)	30.09.2022 (Unaudited) Refer note 3	30.09.2023 (Unaudited)	30.09.2022 (Unaudited) Refer note 3	31.03.2023 (Audited)
	<b>Continuing Operations:</b>						
1	<b>Income</b>						
(a)	Income from operations	1,892	1,917	2,052	3,808	4,092	8,159
(b)	Other income	1,654	1,243	551	2,896	897	2,101
	<b>Total income</b>	<b>3,545</b>	<b>3,160</b>	<b>2,603</b>	<b>6,704</b>	<b>4,990</b>	<b>10,260</b>
2	<b>Expenses</b>						
(a)	Operating expenses	390	552	668	942	1,307	2,680
(b)	Employee benefits expenses	170	185	122	355	298	813
(c)	Finance costs	210	266	299	476	613	1,078
(d)	Depreciation and amortisation expense	189	196	252	385	433	714
(e)	Other expenses	282	498	444	780	571	1,703
	<b>Total expenses</b>	<b>1,241</b>	<b>1,697</b>	<b>1,784</b>	<b>2,938</b>	<b>3,220</b>	<b>6,988</b>
3	<b>Profit before tax and exceptional items for the period / year from continuing operations (1 - 2)</b>	<b>2,304</b>	<b>1,463</b>	<b>819</b>	<b>3,766</b>	<b>1,770</b>	<b>3,272</b>
4	Exceptional items (refer note 4)	9,679	(273)	-	9,406	-	375
5	<b>Profit before tax (3+4)</b>	<b>11,984</b>	<b>1,189</b>	<b>819</b>	<b>13,173</b>	<b>1,770</b>	<b>3,647</b>
6	<b>Tax expense</b>						
(a)	- Current tax charge	3,422	200	138	3,623	458	848
(b)	- Deferred tax charge/(credit)	(109)	(49)	124	(158)	(918)	(824)
	<b>Total Tax Expense</b>	<b>3,313</b>	<b>151</b>	<b>262</b>	<b>3,465</b>	<b>(460)</b>	<b>24</b>
7	<b>Profit after tax for the period / year from continuing operations (5-6)</b>	<b>8,670</b>	<b>1,038</b>	<b>557</b>	<b>9,708</b>	<b>2,230</b>	<b>3,623</b>
8	<b>Discontinued Operations (refer note 6):</b>						
	Profit before tax from discontinued operations	(76)	1,564	228	1,488	716	1,282
9	Exceptional item (refer note 4)	76	(1,564)	-	(1,488)	(74)	-
10	<b>Profit before tax after exceptional item (8+9)</b>	<b>-</b>	<b>-</b>	<b>228</b>	<b>-</b>	<b>642</b>	<b>1,282</b>
11	Tax (Income)/ expense on discontinued operations	-	-	(62)	-	-	(215)
12	<b>Profit after tax for the period/year from discontinuing operations (10+11)</b>	<b>-</b>	<b>-</b>	<b>166</b>	<b>-</b>	<b>642</b>	<b>1,067</b>
13	<b>Profit for the year / period (7+12)</b>	<b>8,670</b>	<b>1,038</b>	<b>722</b>	<b>9,708</b>	<b>2,872</b>	<b>4,690</b>
14	<b>Other comprehensive income / (expense)</b>						
(i)	Items that will not be reclassified to profit or loss	(8)	(1)	(3)	(9)	-	(2)
(ii)	Items that will be reclassified to profit or loss (net of tax)	-	-	-	-	-	-
	<b>Other comprehensive for the year / period</b>	<b>(8)</b>	<b>(1)</b>	<b>(3)</b>	<b>(9)</b>	<b>-</b>	<b>(2)</b>
15	<b>Total comprehensive income (13+14)</b>	<b>8,662</b>	<b>1,037</b>	<b>719</b>	<b>9,699</b>	<b>2,872</b>	<b>4,688</b>
16	Paid-up equity share capital (Face value of Rs. 2 each) (Refer note 6)	4,913.91	4,913.91	0*	4,913.91	0*	0*
17	Equity shares issuable pursuant to demerger (Face value of Rs 2 each) (Refer note 6)	-	-	2,457	-	2,457	2,457
18	Other Equity	-	-	-	-	-	89,323
19	<b>Earnings Per Share -(Face value of Rs. 2 each) (not annualised for the quarters) (In Full Rupees):</b>						
(a)	Basic	3.53	0.42	18,268,654	395,120	72,892,713	13,399,339
(b)	Diluted	3.53	0.42	0.52	3.95	2.08	1.91
20	<b>Earnings Per Share -Continuing Operation (Face value of Rs. 2 each) (not annualised for the quarters) ( In Full Rupees):</b>						
(a)	Basic	3.53	0.42	7,951,282	395,120	31,857,214	10,351,026
(b)	Diluted	3.53	0.42	0.23	3.95	0.91	1.47
21	<b>Earnings Per Share -Discontinued Operation (Face value of Rs. 2 each) (not annualised for the quarters) (In Full Rupees):</b>						
(a)	Basic	-	-	10,317,372	-	41,035,500	3,048,314
(b)	Diluted	-	-	0.29	-	1.17	0.43

\*Denotes less than Rs 1 lakh





**TRANSINDIA REAL ESTATE LIMITED**  
(Formerly known as TransIndia Realty and Logistics Parks Limited)

**STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS ENDED SEPTEMBER 30, 2023**

Notes:

- 1) The financial results of Transindia Real Estate Limited ("the Company") for quarter and six months ended September 30, 2023 have been prepared in accordance with the Indian Accounting Standards ("Ind AS") as prescribed under Section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standards) Rules, 2015, as amended.
- 2) The statement of unaudited financial results for the quarter and six months ended September 30, 2023 has been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on November 09, 2023. 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 unaudited financial results for quarter and six months ended September 30, 2022 as reported in these financial results are as prepared and certified by the management.

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

Particulars	Quarter ended			Six months ended		(Rs.in)
	30.09.2023	30.06.2023	30.09.2022	30.09.2023	30.09.2022	Year ended 31.03.2023
<b>Continuing operations</b>						
Gain on sale of stake in subsidiary	-	-	-	-	-	375
Cost incurred towards conversion closing milestone	-	(273)	-	(273)	-	-
Gain on sale of Equipment Hiring (Crane) division	9,679	-	-	9,679	-	-
<b>Discontinuing operations</b>						
Liability towards profits earned in trust on behalf of the buyer before conversion closing date (refer note 6)	76	(1,564)	-	(1,488)	-	-
<b>Exceptional items from continuing and discontinuing operations</b>	<b>9,755</b>	<b>(1,837)</b>	<b>-</b>	<b>7,918</b>	<b>-</b>	<b>375</b>

- 5) The Company along with Allcargo Logistics Limited and Allcargo Terminals Limited had filed a Scheme of Arrangement and Demerger ("Scheme") with the National Company Law Tribunal ("NCLT") whereby Business of Leasing of land and commercial properties, Logistics Park, Warehousing, Real Estate Development & Leasing Activities, Engineering & Equipment Hiring Solutions and other related business of Allcargo Logistics Limited would be transferred to the Company with effect from appointed date April 01, 2022. The Hon'ble National Company Law Tribunal ("NCLT"), Mumbai bench approved the Scheme on January 05, 2023. The Certified True Copy of the Order along with the sanctioned Scheme was received on March 10, 2023 which was filed with Registrar of Companies ("ROC") on April 01, 2023. As per the accounting treatment specified in the Scheme and Ministry of Corporate Affairs General Circular No. 09/2019 dated 21st August 2019 ("MCA circular"), assets and liabilities relating to Warehousing & Equipment Hiring have been recognised at book values as appearing in the books of the Allcargo Logistics Limited in the books of Company from the appointed date i.e. April 01, 2022.

During the quarter ended March 31, 2023, 7 equity shares of Rs. 10 each were subdivided into 35 equity shares of Rs. 2 each. The Company in its Board Meeting held on April 24, 2023 allotted 24,56,95,524 equity shares to the shareholders of Allcargo Logistics Limited as on record date i.e. April 18, 2023 as consideration in accordance with the Scheme. Further, with issuance and allotment of equity shares by the Company, in accordance with the Scheme the initial issued and paid-up equity capital comprising of 35 equity shares of Rs.2 each aggregating to Rs.70 were cancelled. The shares of the Company were listed on BSE and NSE on August 10, 2023.

- 6) The Board of directors of the Company in its meeting held on 26 April 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 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 this quarter as an exceptional item. Accordingly, revenue and corresponding expenses of the crane division for the period ended 4th July 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 4th July 2023 are as under:-

Particulars	Quarter ended			Six months ended		Year ended
	30.09.2023	30.06.2023	30.09.2022	30.09.2023	30.09.2022	31.03.2023
Revenue from Operations	(7)	2,488	2,243	2,481	4,715	9,763
Other Income	(1)	583	(0)	582	426	1,165
Total Expenses	69	1,506	2,015	1,575	4,425	9,646
Liability towards profits earned in trust on behalf of the buyer before conversion closing date	(76)	1,564	-	1,488	-	-
<b>Profits from discontinuing operation</b>	<b>-</b>	<b>-</b>	<b>228</b>	<b>-</b>	<b>716</b>	<b>1,282</b>

- 7) In the previous financial year ended March 31, 2023, TRL has executed a Securities Purchase Agreement ("SPA") on February 21, 2023, with BRE Asia Urban Holdings Ltd. (the "Seller") to acquire 90% stake in Madanahatti Logistics and Industrial Parks Private Limited (the "Target").
- 8) The Board of directors of the Company at its meeting held on June 02, 2023, has considered and approved the proposal for divestment of balance stake (10%) held in Malur Logistics and Industrial Parks Private Limited, Venkatapura Logistics and Industrial Parks Private Limited, Allcargo Logistics & Industrial Park Private Limited, Kalina Warehousing Private Limited, Panvel Warehousing Private Limited as well as 100% stake sale in Allcargo Multimodal Private Limited to the BRE Asia Urban Holdings Limited subject to statutory approvals/compliances, if any. The management is yet to execute definitive transaction document in this regard and considered the said event as 'highly probable' and classified it as 'discontinuing operations'.
- 9) Figures of the previous quarters / periods have been re-grouped where ever considered necessary.

**TRANSINDIA REAL ESTATE LIMITED (Formerly known as TransIndia Realty & Logistics Parks Limited)**  
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**TRANSINDIA REAL ESTATE LIMITED**  
(Formerly known as Transindia Realty and Logistics Park Limited)  
Unaudited standalone statement of assets and liabilities as at September 30, 2023



Particulars	As at	As at
	As at September 30, 2023	As at March 31, 2023
	Unaudited	Audited
<b>Assets</b>		
<b>Non-current assets</b>		
Property, plant and equipment	1,084	1,066
Right of use assets	38	47
Investment property	23,226	23,620
Investments in subsidiaries	7,555	9,920
Financial assets		
Loans	48,226	24,590
Other financial assets	143	180
Other non-current assets	2,179	1,182
	<b>82,450</b>	<b>60,605</b>
<b>Current assets</b>		
Inventories	38	53
Financial assets		
Current Investments	5,331	-
Trade receivables	3,445	1,885
Cash and cash equivalents	1,257	1,247
Loans	24	44
Other financial assets	6,592	16,966
Contract Assets	1,497	3,237
Other current assets	578	100
Assets classified as held for sale	19,027	25,028
	<b>37,788</b>	<b>48,560</b>
<b>Total Assets</b>	<b>120,238</b>	<b>109,165</b>
<b>Equity and liabilities</b>		
<b>Equity</b>		
Equity share capital	4,914	4,914
Other equity	99,022	88,256
Reserves of Disposal Group classified as held for sale	-	1,067
<b>Total equity</b>	<b>103,936</b>	<b>94,237</b>
<b>Liabilities</b>		
<b>Non-current liabilities</b>		
Financial liabilities		
Lease Liabilities	23	30
Borrowings	6,830	6,816
Other financial liabilities	712	89
Deferred tax liabilities (net)	2,231	2,387
Other non-current liabilities	855	-
	<b>10,651</b>	<b>9,323</b>
<b>Current liabilities</b>		
Financial liabilities		
Lease Liabilities	15	15
Trade payables	798	524
Other payables	1,958	292
Borrowings	-	3,958
Other financial liabilities	134	57
Net employee defined benefit liabilities	70	58
Other current liabilities	1,029	82
Income tax liabilities (net)	1,648	10
Liabilities directly associated with assets held for sale	-	609
	<b>5,651</b>	<b>5,605</b>
<b>Total Equity and Liabilities</b>	<b>120,238</b>	<b>109,165</b>

Transindia Real Estate Limited  
(Formerly known as Transindia Realty and Logistics Parks Limited)  
CIN No: U61200MH2021PLC372756

*Jatin J Chokshi*

Jatin J Chokshi  
Managing Director  
DIN: 00495015

Date: November 9, 2023



For C C Dangi & Associates  
Chartered Accountants  
ICAI firm registration No: 102105W

*Ashish C. Dangi*

Ashish C. Dangi  
Partner  
Membership No: 122926

Date: November 9, 2023



TRANSINDIA REAL ESTATE LIMITED  
(Formerly known as Transindia Realty and Logistics Park Limited)  
Statement of Unaudited Standalone Statement Cash Flows for the six months ended September 30, 2023



Particulars	(Rs. In lakhs)	
	September 30, 2023	September 30, 2022
<b>Operating activities</b>		
Profit before tax and after exceptional item-discontinuing operations	1,488	-
Profit before tax and after exceptional item - Continuing operations		2,488.00
	11,685	
<b>Adjustments to reconcile profit before tax to net cash flows:</b>		
Depreciation and amortisation	385	2,408.00
Impairment loss recognized under expected credit loss model	150	(460.00)
Bad debts / advances written off	-	165.00
Provision for Doubtful Advances	(6)	-
fair value gain on financial instruments through profit or loss IND AS	(67)	-
Finance costs	476	619.00
Finance income	(2,510)	(513.00)
{Gain} / Loss on disposal of property, plant and equipment (net)	(45)	(599.00)
Profit on sale of current investments (net)	(88)	-
Gain arising out of sale of equipment division under slump sale arrangements (net)	(9,679)	-
Assets written off	-	158.00
	1,789	4,264
<b>Working capital adjustments:</b>		
(Increase) / decrease in trade receivables	(1,704)	22
(Increase) / Decrease in loans and advances	-	(5)
Decrease in inventories	-	(44)
Decrease / (increase) in financial and other assets	1,060	3,944
Increase / (decrease) in trade and other payables, provisions, other current and non-current liabilities	4,444	(192)
<b>Cash generated from operating activities</b>	5,589	7,989
Income tax paid (net of refunds) (net)	(1,984)	(384)
<b>Net cash flows from operating activities (A)</b>	3,605	7,605
<b>Investing activities</b>		
Proceeds from sale of property, plant and equipment	45	448
Purchase of property, plant and equipment (including capital work in progress and capital advances)	(1,950)	(169)
Proceeds from Sale of Non current Investments	-	7,341
Redemption of OCDs	3,215	-
Consideration received on sale of equipment business under slump sale arrangements	13,521	-
Purchase of current investments (net)	(5,176)	-
Movement in Business trust fund account pursuant to dmerger (net)	14,525	(6,519)
Interest income received	258	51
Loans and advances given to subsidiaries	(27,941)	(9,179)
Loans and advances received back from subsidiaries	4,305	1
Inter-Corporate deposits given	-	(53)
Inter-Corporate deposits received back	-	6,136
<b>Net cash flows from (used in) investing activities (B)</b>	802	(1,943)
<b>Financing activities</b>		
Repayment of non-current borrowings	(3,944)	(5,020)
Lease payments	(7)	(36)
Interest on lease	(2)	-
Finance costs	(444)	(611)
<b>Net cash flows from / (used in) financing activities (C)</b>	(4,397)	(5,667)
<b>Net increase / (decrease) in cash and cash equivalents (A+B+C)</b>	10	(5)
<b>Cash and Cash Equivalent at the beginning of the year</b>	1,247	7
<b>Cash and cash equivalents at the end</b>	1,257	2



INTERET

STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2023

10) Segmentwise revenue and results for the quarter and six months ended September 30, 2023 and segmentwise assets and liabilities as at September 30, 2023:-

Sr.No	Particulars	(Rs. in Lakhs)					
		Quarter ended			Six months ended		
		30.09.2023 (Unaudited)	30.06.2023 (Unaudited)	30.09.2022 (Unaudited) Refer note 3	30.09.2023 (Unaudited)	30.09.2022 (Unaudited) Refer note 3	31.03.2023 (Audited)
1	<b>Segment revenue</b>						
	<b>Segment revenue from continuing operations</b>						
	a. Logistics Park	1,084	1,175	1,109	2,259	2,283	4,709
	b. Equipment Hiring (Non crane)	808	741	946	1,549	1,809	3,449
	<b>Net revenue from continuing operations</b>	<b>1,892</b>	<b>1,917</b>	<b>2,056</b>	<b>3,808</b>	<b>4,092</b>	<b>8,158</b>
	<b>Segment revenue from discontinuing operations</b>						
	c. Equipment Hiring (Crane)	(7)	2,488	2,243	2,481	4,715	9,763
	<b>Net revenue from discontinued operations (refer note 7)</b>	<b>(7)</b>	<b>2,488</b>	<b>2,243</b>	<b>2,481</b>	<b>4,715</b>	<b>9,763</b>
	<b>Net income from continuing and discontinuing operations</b>	<b>1,885</b>	<b>4,404</b>	<b>4,299</b>	<b>6,289</b>	<b>8,807</b>	<b>17,921</b>
2	<b>Segment results</b>						
	a. Logistics Park	531	568	216	1,100	1,007	2,139
	b. Equipment Hiring (Non crane)	330	(83)	350	247	479	109
	Less: Finance costs	(210)	(266)	(299)	(476)	(613)	(1,078)
	Add: Other income	1,654	1,243	551	2,896	897	2,101
	<b>Profit before tax and exceptional items</b>	<b>2,304</b>	<b>1,462</b>	<b>819</b>	<b>3,766</b>	<b>1,770</b>	<b>3,272</b>
	Add: exceptional items (refer note 5)	9,406	-	-	9,406	-	375
	<b>Total Profit before tax from Continuing operations</b>	<b>11,711</b>	<b>1,462</b>	<b>819</b>	<b>13,173</b>	<b>1,770</b>	<b>3,647</b>
	<b>Profit before tax from discontinuing operations</b>						
	c. Equipment Hiring (Crane)	(76)	1,564	228	1,488	716	1,282
	Less: exceptional items (refer note 5)	76	(1,504)	-	(1,488)	-	-
	<b>Total Profit before tax from Continuing and discontinuing operations</b>	<b>11,711</b>	<b>1,462</b>	<b>1,046</b>	<b>13,173</b>	<b>2,486</b>	<b>4,929</b>
3	<b>Segment assets</b>						
	a. Logistics Park	95,052	86,629	79,058	95,052	79,058	76,711
	b. Equipment Hiring (Non crane)	6,182	4,885	4,948	6,182	4,948	7,426
	<b>Total segment asset from Continuing operations</b>	<b>101,234</b>	<b>91,514</b>	<b>84,005</b>	<b>101,234</b>	<b>84,005</b>	<b>84,137</b>
	Add : Discontinuing operation [Logistics Park (Specified subsidiaries)]	19,027	19,027	35,021	19,027	35,021	40,239
	Add : Discontinuing operation [Equipment hiring (Crane)]	-	3,615	1,235	-	1,235	5,151
	<b>Total assets</b>	<b>120,261</b>	<b>114,156</b>	<b>120,261</b>	<b>120,261</b>	<b>120,261</b>	<b>129,527</b>
4	<b>Segment liabilities</b>						
	a. Logistics Park	4,417	6,205	2,095	4,417	4,417	680
	b. Equipment Hiring (Non crane)	-	338	1,003	-	1,482	477
	<b>Total segment liabilities from Continuing operations</b>	<b>4,417</b>	<b>6,543</b>	<b>3,098</b>	<b>4,417</b>	<b>5,899</b>	<b>1,157</b>
	Add : Discontinuing operation [Equipment hiring (Crane)]	-	643	586	-	1,366	609
	<b>Total segment liabilities</b>	<b>4,417</b>	<b>7,186</b>	<b>3,684</b>	<b>4,417</b>	<b>7,264</b>	<b>1,766</b>
	<b>Net assets pertaining to Discontinuing operation [Logistics Park (Specified subsidiaries)]</b>	<b>19,027</b>	<b>19,027</b>	<b>35,021</b>	<b>19,027</b>	<b>35,021</b>	<b>40,239</b>
	<b>Net assets pertaining to Discontinuing operation [Equipment hiring (Crane)]</b>	<b>-</b>	<b>2,972</b>	<b>649</b>	<b>-</b>	<b>(131)</b>	<b>4,542</b>
	<b>Total net assets of Discontinuing operations</b>	<b>19,027</b>	<b>21,999</b>	<b>35,670</b>	<b>19,027</b>	<b>34,890</b>	<b>44,781</b>

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

11) The figures for the previous periods have been regrouped wherever necessary to conform to the current period presentation.





**Independent Auditors' Review Report on the 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 of  
Transindia Real Estate Limited**

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of Transindia Real Estate Ltd (the "Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as the "Group") for the quarter ended 30<sup>th</sup> September, 2023, and year to date from 1<sup>st</sup> April 2023 to 30<sup>th</sup> September 2023 (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 is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. 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 the procedures in accordance with Circular No. CIR/ CFD/ CMD1/ 44/ 2019 dated 29 March 2019 issued by 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 Multimodal Private Limited	Subsidiary Company
4.	Allcargo Inland Park Private Limited	Subsidiary Company
5.	Avvashya Inland Park Private Limited	Subsidiary Company
6.	Avvashya Projects Private Limited	Subsidiary Company
7.	Allcargo Warehousing Management Pvt Ltd	Subsidiary Company
8.	Bhiwandi Multimodal Private Limited	Subsidiary Company
9.	Dankuni Industrial Parks Private Limited	Subsidiary Company
10.	Hoskote Warehousing Private Limited	Subsidiary Company
11.	Jhajjar Warehousing Private Limited	Subsidiary Company
12.	Koprolu Warehousing Private Limited	Subsidiary Company
13.	Marasandra Logistics and Industrial Park Pvt Ltd	Subsidiary Company
14.	Madanahatti Logistics and Industrial Parks 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 the 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 Act, 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 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:

4 subsidiaries, whose unaudited interim financial results include total revenues of Rs 3791 lakhs, total net profit / (loss) of Rs. (245) lakhs, total comprehensive income of Rs. (245) lakhs for the period ended September 30, 2023 which have been reviewed by its 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: 7 subsidiaries, whose interim financial results includes total revenues of Rs Nil, total net profit / (loss) of Rs. (101) lakhs, total comprehensive income of Rs. (101) lakhs for the period ended September 30, 2023. 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.

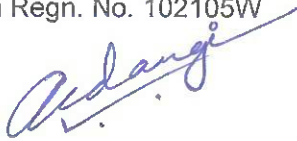


According to the information and explanations given to us by the Management, these interim financial results are not material to the Group.

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.

8. The comparative Ind AS financial information of the Group for the corresponding quarter and period ended 30<sup>th</sup> September 2022, have not been subjected to review or audit by us or any other auditor and are approved by Board of Directors of the Holding Company.

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



**Ashish C. Dangi**  
Partner  
Membership No.: 122926  
UDIN : 23122926BGZDBI6746



Place : Mumbai  
Date : 09<sup>th</sup> November, 2023

STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS ENDED SEPTEMBER 30, 2023

(Rs. In Lakhs)

Sr. No.	Particulars	Quarter ended			Six months ended		Year ended
		30.09.2023 (Unaudited)	30.06.2023 (Unaudited)	30.09.2022 (Unaudited) Refer note 3	30.09.2023 (Unaudited)	30.09.2022 (Unaudited) Refer note 3	31.03.2023 (Audited)
<b>Continuing Operations:</b>							
1	<b>Income</b>						
(a)	Income from operations	2,488	2,631	3,291	5,119	6,732	13,632
(b)	Other income	251	125	599	376	667	772
	<b>Total income</b>	<b>2,738</b>	<b>2,756</b>	<b>3,890</b>	<b>5,494</b>	<b>7,400</b>	<b>14,404</b>
2	<b>Expenses</b>						
(a)	Operating expenses	393	555	789	948	1,490	2,981
(b)	Employee benefits expense	170	185	122	355	296	813
(c)	Finance cost	242	303	1,178	546	1,717	3,841
(d)	Depreciation and amortisation expense	415	418	615	833	1,155	2,169
(e)	Other expenses	358	555	590	912	843	2,351
	<b>Total expenses</b>	<b>1,576</b>	<b>2,018</b>	<b>3,295</b>	<b>3,594</b>	<b>5,501</b>	<b>12,155</b>
3	<b>Profit before share of profit from associates and joint ventures, exceptional item and tax from continuing operations (1 - 2)</b>	<b>1,162</b>	<b>738</b>	<b>595</b>	<b>1,900</b>	<b>1,899</b>	<b>2,249</b>
4	Share of profit from associates and joint ventures	-	-	-	-	-	-
5	<b>Profit before tax and exceptional item (3 + 4)</b>	<b>1,162</b>	<b>738</b>	<b>595</b>	<b>1,900</b>	<b>1,899</b>	<b>2,249</b>
6	Exceptional items (refer note 5)	9,679	(273)	-	9,406	-	(1,346)
7	<b>Profit before tax (5 + 6)</b>	<b>10,842</b>	<b>465</b>	<b>595</b>	<b>11,307</b>	<b>1,899</b>	<b>903</b>
8	<b>Tax expense</b>						
(a)	Current tax	3,444	232	(235)	3,675	(334)	1,067
(b)	Deferred tax charge/(credit)	(123)	(64)	242	(187)	495	(893)
	<b>Total Tax Expense</b>	<b>3,321</b>	<b>168</b>	<b>7</b>	<b>3,488</b>	<b>160</b>	<b>174</b>
9	<b>Profit after tax from continuing operations (7 - 8)</b>	<b>7,521</b>	<b>297</b>	<b>588</b>	<b>7,818</b>	<b>1,738</b>	<b>729</b>
10	<b>Discontinuing Operation (refer note 7):</b>						
	Profit before tax from discontinuing operations	235	1,884	967	2,119	1,869	2,516
11	Exceptional item (refer note 5)	76	(1,564)	-	(1,488)	-	-
12	<b>Profit before tax after exceptional item (10 -11)</b>	<b>311</b>	<b>320</b>	<b>967</b>	<b>631</b>	<b>1,869</b>	<b>2,516</b>
13	Tax (Income)/expense on discontinuing operations	19	(5)	(168)	14	(276)	(461)
14	<b>Profit for the year/period from discontinuing operations (12 -13)</b>	<b>330</b>	<b>315</b>	<b>799</b>	<b>645</b>	<b>1,593</b>	<b>2,055</b>
15	<b>Profit for the year/period from continuing and discontinuing (9 + 14)</b>	<b>7,851</b>	<b>611</b>	<b>1,387</b>	<b>8,462</b>	<b>3,331</b>	<b>2,784</b>
16	<b>Other Comprehensive Income/(Expense)</b>						
(a)	Items that will not be reclassified to profit or loss (net of tax)	(8)	(1)	(1)	(9)	2	(2)
(b)	Items that will be reclassified to profit or loss	-	-	-	-	-	-
	<b>Other Comprehensive Income/(Expense)</b>	<b>(8)</b>	<b>(1)</b>	<b>(1)</b>	<b>(9)</b>	<b>2</b>	<b>(2)</b>
17	<b>Total comprehensive income (15 + 16)</b>	<b>7,843</b>	<b>611</b>	<b>1,386</b>	<b>8,454</b>	<b>3,333</b>	<b>2,782</b>
18	<b>Profit attributable to</b>						
(a)	Owners of the Company	7,850	605	1,387	8,455	3,331	2,763
(b)	Non-controlling interest	1	6	-	8	-	21
19	<b>Other Comprehensive Income/(Expense)</b>						
(a)	Owners of the Company	(8)	(1)	(1)	(9)	2	(2)
(b)	Non-controlling interest	-	-	-	-	-	-
20	<b>Total Comprehensive Income</b>						
(a)	Owners of the Company	7,842	604	1,386	8,446	3,333	2,761
(b)	Non-controlling interest	1	6	-	8	-	21
21	Paid-up equity share capital (Face value of Rs. 2 each) (refer note 6)	4,913.91	4,913.91	0*	4,913.91	0*	0*
22	Equity shares issuable pursuant to demerger (Face value of Rs 2 each) (Refer note 6)	-	-	2,456.96	-	2,456.96	2,456.96
23	<b>Other Equity</b>						
24	<b>Earnings Per Share (Face value of Rs. 2 each) (not annualised for the quarters) (In full rupees):</b>						
(a)	Basic	3.19	0.25	1,98,15,418	3.44	4,75,81,600	78,92,798
(b)	Diluted	3.19	0.25	0.56	3.44	1.36	1.12
25	<b>Earnings Per Share for continuing operations (Face value of Rs. 2 each) (not annualised for the quarters) (In full rupees):</b>						
(a)	Basic	3.06	0.12	84,00,664	3.18	2,48,30,981	20,23,859
(b)	Diluted	3.06	0.12	0.24	3.18	0.71	0.29
26	<b>Earnings Per Share for discontinuing operations (Face value of Rs. 2 each) (not annualised for the quarters) (In full rupees):</b>						
(a)	Basic	0.13	0.13	1,14,14,753	0.26	2,27,50,639	58,68,939
(b)	Diluted	0.13	0.13	0.33	0.26	0.65	0.83

\*Denotes less than Rs 1 lakh

TRANSINDIA REAL ESTATE LIMITED (Formerly known as Transindia Realty & Logistics Parks Limited)  
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**TRANSINDIA REAL ESTATE LIMITED**  
(Formerly known as Transindia Realty and Logistics Park Limited)

**STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS ENDED SEPTEMBER 30, 2023**

Notes:

- 1) The Consolidated financial results of Transindia Real Estate Limited ("the Holding Company") for quarter and six months ended September 30, 2023 have been prepared in accordance with the Indian Accounting Standards ("Ind AS") as prescribed under Section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standards) Rules, 2015, as amended.
- 2) The statement of unaudited consolidated financial results for the quarter and six months ended September 30, 2023 has been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on November 09, 2023. 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 unaudited consolidated financial results for quarter and six months ended September 30, 2022 as reported in these financial results are as prepared and certified by the management.
- 4) Exceptional Items includes the following:-

Particulars	Quarter ended			Six months ended		Year ended
	30.09.2023	30.06.2023	30.09.2022	30.09.2023	30.09.2022	31.03.2023
<b>Continuing operations</b>						
Loss on substantial dilution of controlling stake Cost incurred towards conversion closing milestone	-	(273)	-	(273)	-	(1,346)
<b>Discontinuing operations</b>						
Gain on sale of Equipment Hiring (Crane) division	9,679	-	-	9,679	-	-
Liability towards profits earned in trust on behalf of the buyer before conversion closing date [refer note 6(i)]	76	(1,564)	-	(1,488)	-	-
<b>Total</b>	<b>9,755</b>	<b>(1,837)</b>	<b>-</b>	<b>7,918</b>	<b>-</b>	<b>(1,346)</b>

- 5) The Company along with Allcargo Logistics Limited and Allcargo Terminals Limited had filed a Scheme of Arrangement and Demerger ("Scheme") with the National Company Law Tribunal ("NCLT") whereby Business of Leasing of land and commercial properties, Logistics Park, Warehousing, Real Estate Development & Leasing Activities, Engineering & Equipment Hiring Solutions and other related business of Allcargo Logistics Limited would be transferred to the Company with effect from appointed date April 01, 2022. The Hon'ble National Company Law Tribunal ("NCLT"), Mumbai bench approved the Scheme on January 05, 2023. The Certified True Copy of the Order along with the sanctioned Scheme was received on March 10, 2023 which was filed with Registrar of Companies ("ROC") on April 01, 2023. As per the accounting treatment specified in the Scheme and Ministry of Corporate Affairs General Circular No. 09/2019 dated 21st August 2019 ("MCA circular"), assets and liabilities relating to Warehousing & Equipment Hiring have been recognised at book values as appearing in the books of the Allcargo Logistics Limited in the books of Company from the appointed date i.e. April 01, 2022.

During the quarter ended March 31, 2023, 7 equity shares of Rs. 10 each were subdivided into 35 equity shares of Rs. 2 each. The Company in its Board Meeting held on April 24, 2023 allotted 24,56,95,524 equity shares to the shareholders of Allcargo Logistics Limited as on record date i.e. April 18, 2023 as consideration in accordance with the Scheme. Further, with issuance and allotment of equity shares by the Company, in accordance with the Scheme the initial issued and paid-up equity capital comprising of 35 equity shares of Rs.2 each aggregating to Rs.70 were cancelled. The shares of the Company were listed on BSE and NSE on August 10, 2023.

- 6) (i) The Board of directors of the Company in its meeting held on 26 April 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 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 this quarter as an exceptional item. Accordingly, revenue and corresponding expenses of the crane division for the period ended 4th July 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.
- 6) (ii) The extract of Revenues and expenses of Crane business upto 4th July 2023 as well as some of the entities falling under Logistics Park business (discontinuing operations) are as under:-

Particulars	Quarter ended			Six months ended		Year ended
	30.09.2023	30.06.2023	30.09.2022	30.09.2023	30.09.2022	31.03.2023
Revenue from Operations	1,627	4,073	3,825	5,699	7,837	15,903
Other Income	110	618	45	728	503	1,351
<b>Total Expenses</b>	<b>1,502</b>	<b>2,806</b>	<b>2,904</b>	<b>4,308</b>	<b>6,472</b>	<b>14,738</b>
<b>Profits from discontinuing operation</b>	<b>235</b>	<b>1,884</b>	<b>967</b>	<b>2,119</b>	<b>1,869</b>	<b>2,516</b>

- 6) (iii) During the quarter, the Board of directors of the Company at its meeting held on June 02, 2023, has considered and approved the proposal for divestment of balance stake (10%) held in Malur Logistics and Industrial Parks Private Limited, Venkatapura Logistics and Industrial Parks Private Limited, Allcargo Logistics & Industrial Park Private Limited, Kalina Warehousing Private Limited, Panvel Warehousing Private Limited as well as 100% stake sale in Allcargo Multimodal Private Limited to the BRE Asia Urban Holdings Limited subject to statutory approvals/compliances, if any. The management is yet to execute definitive transaction document in this regard and considered the said event as 'highly probable' and classified it as "discontinuing operations".
- 7) A Scheme of Arrangement was approved between two of the subsidiaries, Allcargo Inland Park Private Limited (Demerged company) and Allcargo Multimodal Private Limited (Resulting company), and their respective shareholders to demerge their warehousing business (the demerged undertaking,) for transfer of warehousing business of demerged Company. The scheme got approved by NCLT vide its final order dated 01st March 2022. The said order stated that the appointed date for the said Arrangement to be April 01, 2021. During the previous financial year ended March 31, 2023, the management of the demerged company has observed a correction to be made in the Annexure of the aforesaid order and accordingly filed a rectification application to the NCLT order. There is no impact to the accounting treatment nor a change in the share exchange ratio due to the rectification application being made to the NCLT order.
- 8) Figures of the previous quarters / periods have been re-grouped where ever considered necessary.
- 9) The standalone and consolidated financial results of the Company are available on the Company's website.

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TRANSINDIA REAL ESTATE LIMITED

(Formerly known as Transindia Realty and Logistics Park Limited)

Consolidated Statement of Cash Flows as at and for the six months ended 30th September 2023

Particulars	As at	
	As at September 30, 2023	As at March 31, 2023
	Unaudited	Audited
<b>Assets</b>		
<b>Non-current assets</b>		
Property, plant and equipment	1,246	1,243
Right of use assets	38	47
Capital work-in-progress	-	-
Investment property	75,470	52,033
Investment property under development	2,598	1,159
<b>Financial assets</b>		
Loans	378	378
Other financial assets	154	231
Deferred tax assets (net)	140	127
Income tax assets (net)	169	63
Other non-current assets	3,868	5,915
	<b>84,061</b>	<b>61,197</b>
<b>Current assets</b>		
Inventories	38	53
<b>Financial assets</b>		
Current Investments	6,327	682
Trade receivables	3,321	2,010
Cash and cash equivalents	1,519	1,648
Other bank balance	7	7
Loans	24	44
Other financial assets	2,410	15,470
Contract Assets	1,460	3,290
Other current assets	193	741
Assets classified as held for sale	52,500	58,373
	<b>67,798</b>	<b>82,318</b>
<b>Total Assets</b>	<b>1,51,860</b>	<b>1,43,515</b>
<b>Equity and liabilities</b>		
<b>Equity</b>		
Equity share capital	4,914	4,914
Other equity	1,00,236	91,779
<b>Equity attributable to equity holders of the parent</b>	<b>1,05,149</b>	<b>96,693</b>
Non-controlling interests	108	101
<b>Total equity</b>	<b>1,05,258</b>	<b>96,794</b>
<b>Liabilities</b>		
<b>Non-current liabilities</b>		
<b>Financial liabilities</b>		
Lease Liabilities	23	30
Borrowings	6,833	6,816
Other financial liabilities	1,358	993
Deferred tax liabilities (net)	2,312	2,488
Other non-current liabilities	1,073	251
	<b>11,599</b>	<b>10,579</b>
<b>Current liabilities</b>		
<b>Financial liabilities</b>		
Lease Liabilities	15	15
Trade payables	349	439
Other payables	2,015	203
Borrowings		3,958
Other financial liabilities	528	117
Net employee defined benefit liabilities	70	58
Other current liabilities	757	397
Income tax liabilities (net)	1,648	10
Liabilities directly associated with assets held for sale	29,620	30,947
	<b>35,003</b>	<b>36,143</b>
<b>Total Equity and Liabilities</b>	<b>1,51,860</b>	<b>1,43,515</b>



**Transindia Real Estate limited**  
 (Formerly known as Transindia Realty and Logistics Parks Limited)  
**Consolidated Statement of Cash Flows as at and for the six months ended 30th September 2023**  
 (Indian rupees in lakhs)

	30 September 2023	30 September 2022
<b>Operating activities</b>		
Profit before tax from continuing operations	11,307	1,898
Profit before tax from discontinued operations	631	1,869
<b>Profit before tax</b>		-
<b>Adjustments to reconcile profit before tax to net cash flow:</b>		
Depreciation and amortisation expense	833	3,777
Provision for Doubtful Advances	-	196
Bad debts written off	-	165
Fair value loss/(gain) on financial instruments (net)	(67)	(6)
Profit on sale of Equity stake in Subsidiaries	-	-
Reserves movement	-	1
Impairment loss recognized under expected credit loss model	143	(460)
Gain arising out of sale of equipment division under slump sale arrangements	(9,679)	-
Liabilities no longer required written back	(77)	-
Rental income	(3)	(339)
Finance costs	546	2,349
Finance income	(5)	(54)
(Profit) on sale of current investments (net)	(90)	-
Profit on disposal of property, plant and equipment (net)	(45)	(599)
	<u>3,494</u>	<u>8,798</u>
<b>Working capital adjustments:</b>		
(Increase) in trade receivables	(1,454)	468
(Increase) / Decrease in loans and advances	20	(2)
Decrease in inventories	15	(45)
(Increase) in other current and non current assets	3,487	(3,724)
Increase in trade payables, other current and non current liabilities	4,462	(825)
Increase / (Decrease) in provisions	12	(17)
<b>Cash generated from operating activities</b>	<u>10,035</u>	<u>4,653</u>
Income tax paid (net of refunds)	(2,131)	(549)
<b>Net cash flows from operating activities (A)</b>	<u>7,904</u>	<u>4,104</u>
<b>Investing activities</b>		
Proceeds from sale of property, plant and equipment	45	599
Purchase of property, plant and equipment and investment property (including movement in capital work in progress and capital advances)	(24,688)	(4,149)
Purchase of current investments (net)	(5,488)	(400)
Movement in Business trust fund account pursuant to demerger (net)	14,525	(777)
Fixed deposits with maturity period more than three months matured /	0	684
Consideration received on sale of equipment business under slump sale arrangements	13,525	-
Rent received	3	339
Interest income received	5	32
Loans and advances received back from Other Companies	(1,465)	(51)
<b>Net cash flows (used in) investing activities (B)</b>	<u>(3,538)</u>	<u>(3,723)</u>
<b>Financing activities</b>		
Repayment of non-current borrowings	(3,941)	448
Lease payments	(7)	(28)
Interest on leases	(28)	(8)
Finance costs	(517)	(2,358)
<b>Net cash flows (used in) in financing activities (C)</b>	<u>(4,494)</u>	<u>(1,946)</u>
<b>Net (decrease) in cash and cash equivalents (A+B+C)</b>	<u>(129)</u>	<u>(1,565)</u>
Transferred pursuant to demerger	-	3,004
Add: Cash & cash equivalents at the beginning of the period	1,648	-
<b>Cash and cash equivalents at the end</b>	<u>1,519</u>	<u>1,439</u>



- 12) Consolidated Segmentwise revenue and results for the quarter and six months ended September 30, 2023 and segmentwise assets and liabilities as at September 30, 2023:

Sr.No	Particulars	Quarter ended			Six months ended		(Rs. In Lakhs)
		30.09.2023	30.06.2023	30.09.2022	30.09.2023	30.09.2022	Year ended
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited) Refer note 3	31.03.2023 (Audited)
1	<b>Segment revenue</b>						
	<b>From continuing operations:</b>						
	a. Logistics Park	1,680	1,890	2,345	3,570	4,923	10,183
	b. Equipment Hiring (Non crane)	808	741	946	1,549	1,810	3,449
	<b>Segment revenue from continuing operations:</b>	<b>2,488</b>	<b>2,631</b>	<b>3,291</b>	<b>5,119</b>	<b>6,733</b>	<b>13,632</b>
	<b>From discontinuing operations:</b>						
	a. Logistics Park	1,634	1,585	1,582	3,218	3,123	6,140
	b. Equipment Hiring (Crane)	-	2,488	2,243	2,488	4,715	9,763
	<b>Net revenue from discontinuing operations (refer note 1)</b>	<b>1,634</b>	<b>4,073</b>	<b>3,825</b>	<b>5,706</b>	<b>7,837</b>	<b>15,903</b>
	<b>Net revenue from continuing and discontinuing operations</b>	<b>4,121</b>	<b>6,704</b>	<b>7,116</b>	<b>10,825</b>	<b>14,570</b>	<b>29,536</b>
2	<b>Segment results</b>						
	a. Logistics Park	824	999	1,208	1,824	2,854	5,210
	b. Equipment Hiring (Non crane)	330	(83)	(34)	247	95	109
	<b>Total</b>	<b>1,154</b>	<b>916</b>	<b>1,174</b>	<b>2,071</b>	<b>2,948</b>	<b>5,319</b>
	Less: Finance costs	(242)	(303)	(1,178)	(546)	(1,717)	(3,841)
	Add: Other income	251	125	599	376	687	772
	<b>Profit before tax, exceptional item, minority interest and share of profits from associates and joint ventures from continuing operations</b>	<b>1,162</b>	<b>738</b>	<b>595</b>	<b>1,900</b>	<b>1,899</b>	<b>2,249</b>
	Share of profit from associates and joint ventures	-	-	-	-	-	-
	<b>Profit before tax and exceptional item from continuing operations</b>	<b>1,162</b>	<b>738</b>	<b>595</b>	<b>1,900</b>	<b>1,899</b>	<b>2,249</b>
	Exceptional item (refer note 5)	9,679	(273)	-	9,406	-	(1,346)
	<b>Profits before tax from continuing operations</b>	<b>10,842</b>	<b>465</b>	<b>595</b>	<b>11,306</b>	<b>1,899</b>	<b>903</b>
	<b>Add : Profits before tax from discontinuing operations</b>						
	a. Logistics Park	311	320	738	631	1,151	1,234
	b. Equipment Hiring (Crane)	(76)	1,564	229	1,488	717	1,282
	Less: exceptional items (refer note 5)	76	(1,564)	-	(1,488)	-	-
	<b>Profit before tax, minority interest and share of profits from associates and joint ventures from discontinuing operations</b>	<b>310</b>	<b>320</b>	<b>967</b>	<b>631</b>	<b>1,869</b>	<b>2,516</b>
	<b>Total Profit before tax from Continuing and discontinuing operations</b>	<b>11,152</b>	<b>785</b>	<b>1,562</b>	<b>11,937</b>	<b>3,767</b>	<b>3,419</b>
3	<b>Segment assets from continuing operations:</b>						
	a. Logistics Park	92,110	84,075	98,051	92,110	98,051	77,590
	b. Equipment Hiring (Non crane)	12,128	7,615	2,343	12,128	2,343	7,425
	<b>Total segment assets from continuing operations</b>	<b>1,04,238</b>	<b>91,689</b>	<b>1,00,395</b>	<b>1,04,238</b>	<b>1,00,395</b>	<b>85,015</b>
4	<b>Segment liabilities from continuing operations</b>						
	a. Logistics Park	6,944	7,053	3,314	6,944	3,314	2,034
	b. Equipment Hiring (Non crane)	2,155	338	674	2,155	674	478
	<b>Total segment liabilities from continuing operations</b>	<b>9,099</b>	<b>7,391</b>	<b>3,987</b>	<b>9,099</b>	<b>3,987</b>	<b>2,512</b>
	Net assets pertaining to Discontinuing operation [Logistics Park (Specified subsidiaries)]	17,885	49,440	61,565	17,885	61,565	22,885
	Net assets pertaining to Discontinuing operation [Equipment hiring (Crane)]	-	2,972	10,742	-	10,742	4,542
	<b>Total net assets of Discontinuing operations</b>	<b>17,885</b>	<b>52,412</b>	<b>72,307</b>	<b>17,885</b>	<b>72,307</b>	<b>27,426</b>

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

TransIndia Real Estate Limited  
(Formerly known as TransIndia Realty and Logistics Parks Limited)  
CIN No:U61200MH2021PLC372756

Jatin J Chokshi  
Managing Director  
DIN:00495015  
Date: November 9,2023  
Place: Mumbai



For C C Dangl & Associates  
ICAI firm registration No: 102105W

Chartered Accountants

Ashish C. Dangl  
Partner  
Membership No: 122926  
Date: November 9,2023  
Place: Mumbai

