

November 07, 2024

To,  
BSE Limited,  
Listing Department,  
P.J. Towers, Dalal Street,  
Mumbai - 400001.

**Scrip Code: 502445**

**Subject: Outcome of Board Meeting in accordance with the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.**

**Ref.: Regulation 30 and 33 SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015.**

Dear Sir/Madam,

Pursuant to Regulation 30 and 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations'), this is to inform you that the Board of Directors of the Company at its meeting held today i.e. November 07, 2024 have *inter-alia* considered and approved:

1. Unaudited Financial Results (Standalone and Consolidated) of the Company for the quarter ended September 30, 2024 together with the respective Limited Review Reports issued by the Statutory Auditors. A copy of said Unaudited Financial Results and Statutory Auditor's Limited Review Reports are enclosed herewith as "Annexure-I".

In accordance with Regulation 47(1) of the Listing Regulations, the Company would be publishing statement of Unaudited Financial Results for the quarter ended September 30, 2024 in newspapers as required.

2. Appointment of Mr. Devendra Shrimankar, Independent Director, as the Chairman of the Board of Directors. Pursuant to Regulation 17(1) (b) of the SEBI (LODR) Regulations, 2015

3. Appointment of Mr. Priyank Upadhyay (Membership No.: - A74753) as Whole Time Company Secretary & Compliance Officer of the Company w.e.f. November 07, 2024. The details as required under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Circular No. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated 13th July, 2023, including brief profile is enclosed herewith as "Annexure-2".

4. Reconstitution of Committees of the Board:

In view of retirement of Mr. Veeraraghavan Ranganathan, Independent Director and past Chairman of the Company, the following committees of the Board were reconstituted and post reconstitution, the composition of the respective Committees shall be as under:



a. Audit Committee:

Name of the Member	Designation	Position
Mr. Devendra Shrimanker	Chairman	Non-Executive, Independent Director
Ms. Yamini Shah	Member	Non-Executive, Independent Director
Mr. Nilesh Dand	Member	Executive Director

b. Nomination & Remuneration Committee:

Name of the Member	Designation	Position
Mr. Devendra Shrimanker	Chairman	Non-Executive, Independent Director
Mrs. Sonal Shah	Member	Non-Executive, Non-Independent Director
Ms. Yamini Shah	Member	Non-Executive, Independent Director

c. Stakeholders Relationship Committee:

Name of the Member	Designation	Position
Ms. Yamini Shah	Chairperson	Non-Executive, Independent Director
Mrs. Sonal Shah	Member	Non-Executive, Non Independent Director
Mr. Nilesh Dand	Member	Executive Director

4. Further, pursuant to Regulation 30 (5) of SEBI (LODR) Regulations, 2015 following Key Managerial Personnel of the Company be and are hereby severally authorized for the purpose of determining the Materiality of an event or information as well as making disclosures of the same to the Stock Exchange.

Particulars	Name of the KMP	Contact details
For determining the Materiality of an event or information as well as making disclosures to the Stock Exchange	Mr. Nilesh Dand  Mr. Priyank Upadhyay	<a href="mailto:cs@marathonrealty.com">cs@marathonrealty.com</a>  <a href="mailto:citadel@marathonrealty.com">citadel@marathonrealty.com</a>  Tel: 9122 - 67248484  Add: Marathon Futurex, N M Joshi Marg, Lower Parel (W), Mumbai - 400013.



The Board meeting commenced at 12.30 p.m. and concluded at 2:05 p.m.

This is for your information and records.

Thanking you,  
For Citadel Realty and Developers Limited



**Nilesh Dand**  
Executive Director, CEO & CFO  
DIN: 00199785



**BIPIN B. SHAH & CO**  
**CHARTERED ACCOUNTANTS**

Flat No.18,3rd Floor, Fair Field, B-Wing Ramakrishna Mission Road,  
Santacruz (West), Mumbai 400054, Email ID: bipinbshah234@gmail.com,  
Tel. No. 26001054/26495925 Mobile: 9820234880

**Independent Auditors' Limited Review Report on Unaudited Quarterly and Half Year Ended Financial Results of the Company Pursuant to the Regulations 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended**

**To,**  
**The Board of Directors of**  
**Citadel Realty and Developers Limited**

1. We have reviewed the accompanying Statement of Unaudited Financial Results of **CITADEL REALTY AND DEVELOPERS LIMITED** ("the Company") for the quarter and half year ended September 30, 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 ("the Regulations"), as amended, read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated 5th July, 2016 ("the Circular").
2. The preparation of the Statement 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 read with Rule 3 of Companies (Indian Accounting Standards) Rules, 2015 and the Circular, which is the responsibility of the Company's management and approved by the 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. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. Based on our review conducted as stated 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 applicable Indian Accounting Standards (Ind AS) specified under section 133 of the Companies Act, 2013 read with relevant rules issued there under and other recognised accounting practices and principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated 5<sup>th</sup> July, 2016, including the manner in which it is to be disclosed, or that it contains any material misstatement.

**For Bipin B. Shah & Co.**  
Chartered Accountants  
Firm Registration No 101511W

*Bipin B. Shah*

**Bipin B. Shah**  
Proprietor  
Membership No.: 013191  
UDIN: 24013191BKGUXY7058  
Mumbai  
Date: November 7, 2024



**CITADEL REALTY AND DEVELOPERS LIMITED**

CIN:L21010MH1960PLC011764

Regd. Office : Marathon Futurex, N.M. Joshi Marg, Lower Parel (West), Mumbai 400 013.

**STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30TH SEPTEMBER ,2024  
PREPARED IN COMPLIANCE WITH INDIAN ACCOUNTING STANDARD (IND-AS)**

Sr. No.	Particulars	('₹ in lakhs - Except Equity share data)					
		Standalone					
		Quarter ended			Half Year Ended		Year ended
		30 September 2024 Un-Audited	30 June 2024 Un-Audited	30 September 2023 Un-Audited	30 September 2024 Un-Audited	30 September 2023 Un-Audited	31 March 2024 Audited
1	<b>Income from operations</b>						
	(a) Income from Operations	89.30	88.33	79.71	177.63	158.55	317.10
	(b) Other Income		-	-		-	-
	<b>Total Income (a+b)</b>	<b>89.30</b>	<b>88.33</b>	<b>79.71</b>	<b>177.63</b>	<b>158.55</b>	<b>317.10</b>
2	<b>Expenses</b>						
	a) Property Development Expenses		-	-		-	-
	b) Changes in inventories		-	-		-	-
	c) Director's Sitting Fees	3.10	1.60	2.40	4.70	4.20	8.30
	d) Legal & Professional Fees	1.98	0.23	2.72	2.21	2.92	5.82
	e) Annual Listing fees	1.26	0.95	1.08	2.21	2.09	4.16
	f) Finance Cost	41.94	40.90	34.21	82.84	67.72	138.03
	g) Other expenses	6.24	2.76	2.87	9.00	4.39	8.09
	<b>Total Expenses</b>	<b>54.52</b>	<b>46.44</b>	<b>43.28</b>	<b>100.96</b>	<b>81.32</b>	<b>164.40</b>
3	<b>Profit/(Loss) from operations before exceptional items and Tax (1-2)</b>	<b>34.78</b>	<b>41.89</b>	<b>36.43</b>	<b>76.67</b>	<b>77.23</b>	<b>152.70</b>
4	Exceptional Items		-	-		-	-
5	<b>Profit/(Loss) before tax (3-4)</b>	<b>34.78</b>	<b>41.89</b>	<b>36.43</b>	<b>76.67</b>	<b>77.23</b>	<b>152.70</b>
6	<b>Tax expense</b>						
	- Current Tax	10.15	10.89	9.47	21.04	20.08	39.70
	- Deferred Tax		-	-		-	-
7	<b>Net Profit for the period (5-6)</b>	<b>24.63</b>	<b>31.00</b>	<b>26.96</b>	<b>55.63</b>	<b>57.15</b>	<b>113.00</b>
8	Share of Profit/(loss) of Firm		0.88	-	0.88	0.98	0.98
9	<b>Net Profit for the period after share in profit (7+8)</b>	<b>24.63</b>	<b>31.88</b>	<b>26.96</b>	<b>56.51</b>	<b>58.13</b>	<b>113.98</b>
10	Other comprehensive income (OCI)		-	-		-	-
11	<b>Total Comprehensive Income for the period (9+10)</b>	<b>24.63</b>	<b>31.88</b>	<b>26.96</b>	<b>56.51</b>	<b>58.13</b>	<b>113.98</b>
12	Paid up equity share capital (F.V. ₹. 10/-)	789.22	789.22	789.22	789.22	789.22	789.22
13	Other equity (Excluding Revaluation Reserve)						412.68
14	<b>Earning per share (EPS) (₹.)</b>						
	a) Basic EPS	0.31	0.40	0.34	0.72	0.74	1.44
	b) Diluted EPS	0.31	0.40	0.34	0.72	0.74	1.44





**CITADEL REALTY AND DEVELOPERS LIMITED**

**Un-Audited Standalone Statement of Assets and Liabilities as at September 30, 2024**

(₹ in Lakhs)

Particulars	As at 30 September 2024	As at 31 March 2024
<b>ASSETS</b>		
<b>1 Non-current assets</b>		
(a) Financial Assets		
(i) Investments	77.62	76.74
(b) Deferred Tax Assets (Net)	143.92	152.99
(c) Income Tax Assets (Net)	15.76	5.95
<b>Total Non - Current Assets</b>	<b>237.30</b>	<b>235.68</b>
<b>2 Current assets</b>		
(a) Inventories	270.27	270.27
(b) Financial Assets		
(i) Cash and Cash Equivalents	1.27	0.28
(ii) Bank Balance other than (ii) above	5.25	5.25
(iii) Loans	3,112.15	2,952.29
(c) Other Current Assets	12.00	10.39
<b>Total Current Assets</b>	<b>3,400.94</b>	<b>3,238.48</b>
<b>Total Assets (1+2)</b>	<b>3,638.24</b>	<b>3,474.16</b>
<b>EQUITY AND LIABILITIES</b>		
<b>1 EQUITY</b>		
(a) Equity Share Capital	789.22	789.22
(b) Other Equity	469.17	412.68
<b>Total Equity</b>	<b>1,258.39</b>	<b>1,201.90</b>
<b>LIABILITIES</b>		
<b>2 Non Current liabilities</b>		
(a) Financial Liabilities		
(i) Other Financial Liabilities	10.00	10.00
(b) Other Current Liabilities	640.59	646.94
<b>Total Non Current Liabilities</b>	<b>650.59</b>	<b>656.94</b>
<b>3 Current liabilities</b>		
(a) Financial Liabilities		
(i) Borrowings	1,714.58	1,593.32
(ii) Other Financial Liabilities	5.26	5.25
(b) Current Tax Liabilities (Net)		-
(c) Other Current Liabilities	9.42	16.75
<b>Total Current Liabilities</b>	<b>1,729.26</b>	<b>1,615.32</b>
<b>Total Equity and Liabilities (1+2+3)</b>	<b>3,638.24</b>	<b>3,474.16</b>



**CITADEL REALTY AND DEVELOPERS LIMITED**

Un-Audited Standalone Cash Flow Statement for the Half year ended September 30, 2024

(₹ in Lakhs)

Particulars	Half Year ended 30 September 2024	Year ended 31 March 2024
<b>A CASH FLOW FROM OPERATING ACTIVITIES</b>		
Net Profit before tax:	77.55	152.70
<u>Adjustment for:</u>		
Finance Cost	82.84	138.03
Interest Income	(177.63)	(317.10)
<b>Operating profit before Working Capital changes</b>	<b>(17.24)</b>	<b>(26.37)</b>
<u>Adjustments for changes in Working capital</u>		
Increase/(Decrease) in Other Non Current and Current Assets	(1.61)	(0.05)
(Increase)/Decrease in Other Non Current and Current Liabilities	(7.33)	2.69
(Increase)/Decrease in Other Financial Non Current and Current Liabilities	-	-
<b>Cash generated from/ (used in) operations</b>	<b>(26.18)</b>	<b>(23.73)</b>
Income taxes (paid)	(22.67)	(47.50)
<b>Net Cash from/ (used in) operating activities</b>	<b>(48.85)</b>	<b>(71.23)</b>
<b>B CASH FLOW FROM INVESTING ACTIVITIES</b>		
Other Bank Balances	-	-
Interest Income	177.63	317.10
<b>Net Cash from/(used in) investing activities</b>	<b>177.63</b>	<b>317.10</b>
<b>C CASH FLOW FROM FINANCING ACTIVITIES</b>		
Proceed / (Repayment) of Long term and short term borrowings	114.91	200.53
Finance cost paid	(82.84)	(138.03)
Proceed / (Repayment) of Long term and short term Loan	(159.86)	(317.10)
<b>Net Cash from/(used in) financing activities</b>	<b>(127.79)</b>	<b>(254.60)</b>
<b>Net Increase / (Decrease) in Cash and Cash Equivalents (A+B+C)</b>	<b>0.99</b>	<b>(8.73)</b>
Cash and Cash Equivalents (Opening balance)	0.28	9.01
Cash and Cash Equivalents (Closing balance)	1.27	0.28
<b>NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS</b>	<b>0.99</b>	<b>(8.73)</b>

(₹ in Lakhs)

Component of Cash & Cash Equivalent	Half Year ended 30 September 2024	Year ended 31 March 2024
Cash in hand	0.12	0.01
Balance With Bank	1.15	0.27
	1.27	0.28



Notes :

1	The unaudited financial results, after review by the Audit Committee, have been approved and taken on record by the Board of Directors at its meeting held on 7th November 2024. The Statutory Auditors of the Company have carried out a "Limited Review" of the results for the quarter ended and half year ended September 30, 2024 in terms of Regulation 33 of SEBI (Listing Obligations and Disclosures Requirements ) Regulation, 2015.
2	Company is primarily engaged in the business of real estate. Hence, disclosure of segment wise information is not required as per Ind -AS 108.
3	Figures for the previous period are reclassified / re-arranged / re-grouped, wherever necessary.

Place : Mumbai

Date :- 7th NOVEMBER 2024

For CITADEL REALTY AND DEVELOPERS LIMITED

Nilesch Dand

Executive Director, CFO and CEO







**BIPIN B. SHAH & CO**  
**CHARTERED ACCOUNTANTS**

Flat No.18,3rd Floor, Fair Field, B-Wing Ramakrishna Mission Road,  
Santacruz (West), Mumbai 400054, Email ID: bipinbshah234@gmail.com,  
Tel. No. 26001054/26495925 Mobile: 9820234880

**Independent Auditors' Limited Review Report on Unaudited Consolidated Quarterly and Half Year Ended Financial Results of the Company Pursuant to the Regulations 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended**

**To,**  
**The Board of Directors of**  
**Citadel Realty and Developers Limited**

1. We have reviewed the accompanying Statement of Consolidated Unaudited Financial Results of **CITADEL REALTY AND DEVELOPERS LIMITED** ("the Company") for the quarter and half year ended September 30, 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 ("the Regulations"), as amended, read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated 5th July, 2016 ("the Circular").
2. The preparation of the Statement 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 read with Rule 3 of Companies (Indian Accounting Standards) Rules, 2015 and the Circular, which is the responsibility of the Company's management and approved by the 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. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. Based on our review conducted as stated 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 applicable Indian Accounting Standards (Ind AS) specified under section 133 of the Companies Act, 2013 read with relevant rules issued there under and other recognised accounting practices and principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated 5<sup>th</sup> July, 2016, including the manner in which it is to be disclosed, or that it contains any material misstatement
5. In our opinion and to the best of our information and according to the explanations given to us, the Statement:

(i) includes the annual Ind AS financial results of the following entities:

Sr. No.	Name of the Entity	Relationship
1.	Citadel Realty and Developers Limited	Partner in the Firm
2	Shree Swami Samarth Builders & Developers	Associate (Partnership Firm)

(ii) is presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015; and

(iii) Gives a true and fair view of the consolidated net profit (including other comprehensive



**BIPIN B. SHAH & CO**  
**CHARTERED ACCOUNTANTS**

Flat No.18,3rd Floor, Fair Field, B-Wing Ramakrishna Mission Road,  
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Tel. No. 26001054/26495925 Mobile: 9820234880

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income) and other financial information of the Holding Company including its associate for the quarter ended September 30, 2024.  
Our report is not modified in respect of these matters.

6. The Statement also include Group's share of net loss (including other comprehensive income) of Rs. 0.25 lakhs for the quarter ended September 30, 2024, as considered in the Statement, in respect of the partnership firm, whose Ind AS financial statements have not been audited by us. These Ind AS financial statements are not audited by their auditor and have been furnished to us by the Management and our opinion on the Statement, in so far as it relates to the amounts and disclosures included in respect of this Partnership Firm, is based solely on such unaudited Ind AS financial Statements

**For Bipin B. Shah & Co.**

Chartered Accountants  
Firm Registration No 101511W

*Bipin B. Shah*

**Bipin B. Shah**

Proprietor  
Membership No.: 013191  
UDIN: 24013191BKGUXZ6987  
Mumbai  
Date: November 07 2024



**CITADEL REALTY AND DEVELOPERS LIMITED**

CIN:L21010MH1960PLC011764

Regd. Office : Marathon Futurex, N.M. Joshi Marg, Lower Parel (West), Mumbai 400 013.

**STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30TH SEPTEMBER ,2024**

PREPARED IN COMPLIANCE WITH INDIAN ACCOUNTING STANDARD (IND-AS)

Sr. No.	Particulars	₹ in lakhs - Except Equity share data					
		Consolidated					
		Quarter ended			Half Year Ended		Year ended
		30 September 2024 Un-Audited	30 June 2024 Un-Audited	30 September 2023 Un-Audited	30 September 2024 Un-Audited	30 September 2023 Un-Audited	31 March 2024 Audited
<b>1</b>	<b>Income from operations</b>						
	(a) Income from Operations	89.30	88.33	79.71	177.63	158.55	317.10
	(b) Other Income	-	-	-	-	-	-
	<b>Total Income (a+b)</b>	<b>89.30</b>	<b>88.33</b>	<b>79.71</b>	<b>177.63</b>	<b>158.55</b>	<b>317.10</b>
<b>2</b>	<b>Expenses</b>						
	a) Property Development Expenses	-	-	-	-	-	-
	b) Changes in inventories	-	-	-	-	-	-
	c) Director's Sitting Fees	3.10	1.60	2.40	4.70	4.20	8.30
	d) Legal & Professional Fees	1.98	0.23	2.72	2.21	2.92	5.82
	e) Annual Listing fees	1.26	0.95	1.08	2.21	2.09	4.16
	f) Finance Cost	41.94	40.90	34.21	82.84	67.72	138.03
	g) Other expenses	6.24	2.76	2.87	9.00	4.39	8.09
	<b>Total Expenses</b>	<b>54.52</b>	<b>46.44</b>	<b>43.28</b>	<b>100.96</b>	<b>81.32</b>	<b>164.40</b>
<b>3</b>	<b>Profit/(Loss) from operations before exceptional items and Tax (1-2)</b>	<b>34.78</b>	<b>41.89</b>	<b>36.43</b>	<b>76.67</b>	<b>77.23</b>	<b>152.70</b>
<b>4</b>	<b>Exceptional Items</b>		-	-		-	-
<b>5</b>	<b>Profit/(Loss) before tax (3-4)</b>	<b>34.78</b>	<b>41.89</b>	<b>36.43</b>	<b>76.67</b>	<b>77.23</b>	<b>152.70</b>
<b>6</b>	<b>Tax expense</b>						
	- Current Tax	10.15	10.89	9.47	21.04	20.08	39.70
	- Deferred Tax	-	-	-	-	-	-
<b>7</b>	<b>Net Profit for the period (5-6)</b>	<b>24.63</b>	<b>31.00</b>	<b>26.96</b>	<b>55.63</b>	<b>57.15</b>	<b>113.00</b>
<b>8</b>	<b>Share of Profit/(loss) of Firm</b>	<b>0.25</b>	<b>(0.47)</b>	<b>1.00</b>	<b>(0.22)</b>	<b>(0.54)</b>	<b>1.72</b>
<b>9</b>	<b>Net Profit for the period after share in profit (7+8)</b>	<b>24.88</b>	<b>30.53</b>	<b>27.96</b>	<b>55.41</b>	<b>56.61</b>	<b>114.72</b>
<b>10</b>	<b>Other comprehensive income (OCI)</b>		-	-		-	-
<b>11</b>	<b>Total Comprehensive Income for the period (9+10)</b>	<b>24.88</b>	<b>30.53</b>	<b>27.96</b>	<b>55.41</b>	<b>56.61</b>	<b>114.72</b>
<b>12</b>	<b>Paid up equity share capital (F.V. ₹. 10/-)</b>	<b>789.22</b>	<b>789.22</b>	<b>789.22</b>	<b>789.22</b>	<b>789.22</b>	<b>789.22</b>
<b>13</b>	<b>Other equity (Excluding Revaluation Reserve)</b>						<b>428.96</b>
<b>14</b>	<b>Earning per share (EPS) (₹.)</b>						
	a) Basic EPS	0.31	0.39	0.34	0.70	0.72	1.45
	b) Diluted EPS	0.31	0.39	0.34	0.70	0.72	1.45



**CITADEL REALTY AND DEVELOPERS LIMITED**

**Un-Audited Consolidated Statement of Assets and Liabilities as at September 30, 2024**

(₹ in Lakhs)

Particulars	As at 30 September 2024	As at 31 March 2024
<b>ASSETS</b>		
<b>1 Non-current assets</b>		
(a) Financial Assets		
(i) Investments	92.82	93.02
(b) Deferred Tax Assets (Net)	143.92	152.99
(c) Income Tax Assets (Net)	15.76	5.95
<b>Total Non - Current Assets</b>	<b>252.50</b>	<b>251.96</b>
<b>2 Current assets</b>		
(a) Inventories	270.27	270.27
(b) Financial Assets		
(i) Cash and Cash Equivalents	1.27	0.28
(ii) Bank Balance other than (ii) above	5.25	5.25
(iii) Loans	3,112.15	2,952.29
(c) Other Current Assets	12.00	10.39
<b>Total Current Assets</b>	<b>3,400.94</b>	<b>3,238.48</b>
<b>Total Assets (1+2)</b>	<b>3,653.44</b>	<b>3,490.44</b>
<b>EQUITY AND LIABILITIES</b>		
<b>1 EQUITY</b>		
(a) Equity Share Capital	789.22	789.22
(b) Other Equity	484.37	428.96
<b>Total Equity</b>	<b>1,273.59</b>	<b>1,218.18</b>
<b>LIABILITIES</b>		
<b>2 Non Current liabilities</b>		
(a) Financial Liabilities		
(i) Other Financial Liabilities	10.00	10.00
(b) Other Current Liabilities	640.59	646.94
<b>Total Non Current Liabilities</b>	<b>650.59</b>	<b>656.94</b>
<b>3 Current liabilities</b>		
(a) Financial Liabilities		
(i) Borrowings	1,714.58	1,593.32
(ii) Other Financial Liabilities	5.26	5.25
(b) Current Tax Liabilities (Net)		-
(c) Other Current Liabilities	9.42	16.75
<b>Total Current Liabilities</b>	<b>1,729.26</b>	<b>1,615.32</b>
<b>Total Equity and Liabilities (1+2+3)</b>	<b>3,653.44</b>	<b>3,490.44</b>



**CITADEL REALTY AND DEVELOPERS LIMITED**

Un-Audited Consolidated Cash Flow Statement for the Half year ended September 30, 2024

(₹ in Lakhs)

Particulars	Half Year ended 30 September 2024	Year ended 31 March 2024
<b>A CASH FLOW FROM OPERATING ACTIVITIES</b>		
Net Profit before tax:	76.67	152.70
<u>Adjustment for:</u>		
Finance Cost	82.84	138.03
Interest Income	(177.63)	(317.10)
<b>Operating profit before Working Capital changes</b>	<b>(18.12)</b>	<b>(26.37)</b>
<u>Adjustments for changes in Working capital</u>		
Increase/(Decrease) in Other Non Current and Current Assets	(1.61)	(0.05)
(Increase)/Decrease in Other Non Current and Current Liabilities	(7.33)	2.69
<b>Cash generated from/ (used in) operations</b>	<b>(27.06)</b>	<b>(23.73)</b>
Income taxes (paid)	(22.67)	(47.50)
<b>Net Cash from/ (used in) operating activities</b>	<b>(49.73)</b>	<b>(71.23)</b>
<b>B CASH FLOW FROM INVESTING ACTIVITIES</b>		
Other Bank Balances	-	-
Interest Income	177.63	317.10
<b>Net Cash from/(used in) investing activities</b>	<b>177.63</b>	<b>317.10</b>
<b>C CASH FLOW FROM FINANCING ACTIVITIES</b>		
Proceed /(Repayment) of Long term and short term borrowings	114.91	200.53
Finance cost paid	(82.84)	(138.03)
Proceed /(Repayment) of Long term and short term Loan	(158.98)	(317.10)
<b>Net Cash from/(used in) financing activities</b>	<b>(126.91)</b>	<b>(254.60)</b>
<b>Net Increase / (Decrease) in Cash and Cash Equivalents (A+B+C)</b>	<b>0.99</b>	<b>(8.73)</b>
Cash and Cash Equivalents (Opening balance)	0.28	9.01
Cash and Cash Equivalents (Closing balance)	1.27	0.28
<b>NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS</b>	<b>0.99</b>	<b>(8.73)</b>

(₹ in Lakhs)

Component of Cash & Cash Equivalent	Half Year ended 30 September 2024	Year ended 31 March 2024
Cash in hand	0.12	0.01
Balance With Bank	1.15	0.27
	1.27	0.28



Notes :

1	The unaudited financial results, after review by the Audit Committee, have been approved and taken on record by the Board of Directors at its meeting held on 7th November 2024. The Statutory Auditors of the Company have carried out a "Limited Review" of the results for the quarter ended and half year ended September 30, 2024 in terms of Regulation 33 of SEBI (Listing Obligations and Disclosures Requirements ) Regulation, 2015.
2	Company is primarily engaged in the business of real estate. Hence, disclosure of segment wise information is not required as per Ind -AS 108.
3	Figures for the previous period are reclassified / re-arranged / re-grouped, wherever necessary.

Place : Mumbai

Date :- 7th NOVEMBER 2024

For CITADEL REALTY AND DEVELOPERS LIMITED

Nilesch Dand

Executive Director, CFO and CEO





"Annexure-2"

**Appointment of Mr. Priyank Upadhyay as Company Secretary and Compliance Officer of  
Citadel Realty and Developers Limited.**

Sr. No	Details of events that needs to be provided	Information of such events
1	Reason for change viz. appointment, resignation, <del>removal, death or otherwise</del>	Appointment as Company Secretary and Compliance Officer
2	Date of appointment/ <del>cessation (as applicable)</del> & term of appointment	w.e.f:- 07 <sup>th</sup> November, 2024
3	Brief profile (in case of appointment)	Mr. Priyank Upadhyay is an Associate member of Institute of Company Secretaries of India. He has an overall experience of 2 years working in listed Companies. His key strengths lie in ensuring regulatory compliance, handling corporate governance matters, and preparing notices, agenda papers, annual reports, etc., Pre and post Board Meeting, Committee meetings and general meeting related compliances, listing compliances.
4	Disclosure of relationships between directors (in case of appointment of a director)	Not Applicable

