



# AMJ LAND HOLDINGS LIMITED

Registered Office

CP: 123

01<sup>st</sup> November, 2025

The Manager,  
Listing Department,  
**National Stock Exchange of India Ltd.,**  
Exchange Plaza, 5<sup>th</sup> Floor,  
Plot No. C/1, G Block,  
Bandra Kurla Complex, Bandra (E),  
Mumbai – 400 051.

**Scrip Code:- AMJLAND**

The Manager,  
Corporate Relationship Department,  
**BSE Ltd.,**  
Phiroze Jeejeebhoy Towers,  
Dalal Street,  
MUMBAI – 400 001.

**Scrip Code:- 500343**

Dear Sir/Madam,

Subject: Outcome of Board Meeting.

This is to inform you that at the Board Meeting held today, our Board of Directors have taken on record the **Statement of Standalone and Consolidated Unaudited Financial Results of the Company for the Quarter and Half Year ended on 30<sup>th</sup> September, 2025.** A copy of the said results together with the Limited Review Reports for the Quarter and Half Year ended on that date are attached for your information and records.

The meeting commenced at 12.05 p.m. and concluded at 12.50 p.m.

Thanking you,

Yours Faithfully,

For **AMJ Land Holdings Limited**

Chinmay Pitre  
Company Secretary & Compliance Officer  
ICSI Membership No.: A68311  
Encl.: As Above

**Registered Office:**

Thergaon, Chinchwad, Pune-411033 Tel: +91-20-30613333, Fax : +91-20-3061 3388  
E-Mail : [pune@pudumjee.com](mailto:pune@pudumjee.com). CIN L21012MH1964PLC013058 GSTIN:27AABCP0310Q1ZG

**Corporate Office:**

Jatia Chambers, 60, Dr. V.B.Gandhi Marg, Kalaghoda. Mumbai-400001 India.  
Tel: +91-22-30213333, 22674485, 66339300, Fax: +91-22-22658316.  
E-Mail: [pudumjee@pudumjee.com](mailto:pudumjee@pudumjee.com) Web Site : [www.amjland.com](http://www.amjland.com)

**AMJ LAND HOLDINGS LIMITED**

Regd. Office Thergaon, Pune 411 033

Tel.No: 020-30613333 E-Mail: admin@amjland.com

Website: www.amjland.com; CIN: L21012MH1964PLCo13058

**STATEMENT OF STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED SEPTEMBER 30TH, 2025**

(Rs. in lakhs, unless otherwise stated)

	Particulars	Quarter ended			Half year ended		Year ended
		30.09.2025 (Unaudited)	30.06.2025 (Unaudited)	30.09.2024 (Unaudited)	30.09.2025 (Unaudited)	30.09.2024 (Unaudited)	31.03.2025 (Audited)
I	Revenue from operations	346.38	386.03	382.82	732.41	828.68	2,222.97
II	Other Income	332.31	126.18	161.39	458.49	258.30	452.42
III	<b>Total Income (I+II)</b>	<b>678.69</b>	<b>512.21</b>	<b>544.21</b>	<b>1,190.90</b>	<b>1,086.98</b>	<b>2,675.39</b>
IV	<b>Expenses</b>						
	Employees benefit expenses	56.28	56.11	57.76	112.39	103.83	227.97
	Depreciation and amortization expenses	46.62	46.89	47.13	93.51	94.26	188.52
	Other expenses	54.92	48.95	48.41	103.87	101.55	204.94
	<b>Total expenses (IV)</b>	<b>157.82</b>	<b>151.95</b>	<b>153.30</b>	<b>309.77</b>	<b>299.64</b>	<b>621.43</b>
V	<b>Profit before tax (III-IV)</b>	<b>520.87</b>	<b>360.26</b>	<b>390.91</b>	<b>881.13</b>	<b>787.34</b>	<b>2,053.96</b>
VI	Tax expenses						
	(1) Current tax	45.00	22.00	22.00	67.00	39.00	49.00
	(2) Deferred tax	19.30	(1.58)	10.10	17.72	3.67	6.55
	(3) Current tax provision of earlier years written back	-	-	-	-	-	-
VII	<b>Profit for the period (V-VI)</b>	<b>456.57</b>	<b>339.84</b>	<b>358.81</b>	<b>796.41</b>	<b>744.67</b>	<b>1,998.41</b>
VIII	<b>Other comprehensive income</b>						
	A) Items that will not be reclassified to profit or loss	177.60	1,262.24	55.81	1,439.84	3,168.91	2,168.55
	- Tax relating to above item	(24.70)	(175.58)	(168.90)	(200.28)	(515.33)	(372.45)
	B) Items that will be reclassified to profit or loss	-	-	-	-	-	-
	<b>Other comprehensive income for the period, net of tax</b>	<b>152.90</b>	<b>1,086.66</b>	<b>(113.09)</b>	<b>1,239.56</b>	<b>2,653.58</b>	<b>1,796.10</b>
IX	<b>Total comprehensive income for the period (VII+VIII)</b>	<b>609.47</b>	<b>1,426.50</b>	<b>245.72</b>	<b>2,035.97</b>	<b>3,398.25</b>	<b>3,794.51</b>
X	Paid-up Equity Capital (face value of Rs. 2/-per share)	820.00	820.00	820.00	820.00	820.00	820.00
XI	Reserves (other equity excluding revaluation reserve)						12,975.38
XII	Earning per equity share :						
	Basic and Diluted (in Rs.)	1.11	0.83	0.88	1.94	1.82	4.87



Statement of Assets and Liabilities (Standalone) for the period ended 30th September 2025

(Rs. in lakhs, unless otherwise stated)

Particulars	30.09.2025 (Unaudited)	31.03.2025 (Audited)
<b>A ASSETS</b>		
<b>1 Non-current assets</b>		
(a) Property, plant and equipment	1,305.34	1,370.68
(b) Right-of-Use asset	16.51	17.29
(c) Intangible assets	0.88	0.92
(d) Investment property	1,022.51	1,049.06
(e) Financial assets		
(i) Investment	11,856.61	9,665.66
(ii) Loan	1,325.47	1,565.32
(iii) Other financial assets	4.59	4.59
<b>Total non current assets</b>	<b>15,531.91</b>	<b>13,673.52</b>
<b>2 Current assets</b>		
(a) Inventories	1,443.84	1,443.84
(b) Financial assets		
(i) Investment	5,533.61	3,016.10
(ii) Loan	78.31	144.62
(iii) Trade receivables	38.89	1.23
(iv) Cash and cash equivalents	7.72	2,156.01
(v) Bank balances other than (iv) above	7.36	7.89
(vi) Other financial assets	18.03	7.13
(c) Income tax assets (net)	-	23.91
(d) Other current assets	48.93	27.54
<b>Total current assets</b>	<b>7,176.69</b>	<b>6,828.27</b>
<b>Total assets</b>	<b>22,708.60</b>	<b>20,501.79</b>
<b>B EQUITY AND LIABILITIES</b>		
<b>1 Equity</b>		
(a) Equity share capital	820.00	820.00
(b) Other equity		
Reserves and surplus	20,539.57	18,585.60
<b>Total equity</b>	<b>21,359.57</b>	<b>19,405.60</b>
<b>LIABILITIES</b>		
<b>2 Non-current liabilities</b>		
(a) Financial liabilities		
(i) Other financial liabilities	3.42	3.42
(b) Employee benefit obligations	125.29	110.08
(c) Deferred tax liabilities	1,096.72	878.72
<b>Total non current liabilities</b>	<b>1,225.43</b>	<b>992.22</b>
<b>3 Current liabilities</b>		
(a) Financial liabilities		
(i) Trade payable		
a. Dues of micro and small enterprises	1.85	2.02
b. Dues of other than micro and small enterprises	13.64	4.38
(ii) Other financial liabilities	13.33	15.79
(b) Employee benefit obligations	48.27	48.27
(c) Income tax liabilities (net)	6.82	-
(d) Other current liabilities	39.69	33.51
<b>Total current liabilities</b>	<b>123.60</b>	<b>103.97</b>
<b>Total liabilities</b>	<b>1,349.03</b>	<b>1,096.19</b>
<b>Total equity &amp; liabilities</b>	<b>22,708.60</b>	<b>20,501.79</b>





## Statement of standalone cashflow for the period ended 30th September, 2025

(All amounts in INR lakhs unless otherwise stated)

Particulars	Period ended 30 September 2025	Period ended 30 September 2024
	(Unaudited)	(Unaudited)
<b>Cash flow from operating activities</b>		
Profit before income tax	881.13	787.34
Adjustments for		
Depreciation and amortisation expense	93.51	94.26
Loss/(Profit) on sale of PPE/investment (net)	(8.87)	(55.02)
Dividend and interest income classified as investing cash flows	(116.36)	(121.91)
Fair value (gain)/loss (net)	(333.26)	(73.47)
Provision/(written-back) for doubtful debts/advances (net)	0.84	(1.83)
<b>Operating cash flow before working capital change</b>	<b>516.99</b>	<b>629.37</b>
<b>Change in assets and liabilities:</b>		
Changes in financial assets/ other non financial asset	(547.16)	(594.33)
Changes in financial liabilities/ other non financial liabilities	28.03	39.12
<b>Cash generated from operations</b>	<b>(2.14)</b>	<b>74.16</b>
Income taxes paid (net of refunds)	(35.87)	34.55
<b>Net cash inflow/(outflow) from operating activities</b>	<b>(38.01)</b>	<b>108.71</b>
<b>Cash flows from investing activities</b>		
Payments for additions to property, plant and equipment	(0.80)	-
Payments for purchase of investments (net)	(2,355.00)	(213.63)
Payment for subscription of share capital in subsidiary company	(95.00)	-
Loans repayment received / (given), net	306.16	69.21
Dividends received	38.06	38.06
Interest received	78.30	83.85
<b>Net cash inflow from investing activities</b>	<b>(2,028.28)</b>	<b>(22.51)</b>
<b>Cash flows from financing activities</b>		
Dividend paid	(82.00)	(82.00)
<b>Net cash (outflow) from financing activities</b>	<b>(82.00)</b>	<b>(82.00)</b>
<b>Net increase / (decrease) in cash and cash equivalents</b>	<b>(2,148.29)</b>	<b>4.20</b>
Cash and cash equivalents at the beginning of the financial year	2,156.01	7.38
<b>Cash and cash equivalents at the end of the year</b>	<b>7.72</b>	<b>11.58</b>

## Notes:


- The above financial results were reviewed and recommended by the Audit Committee and taken on record by the Board of Directors at their meeting held on November 1, 2025.
- The Limited Review under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015 has been carried out by the Statutory Auditors.
- This statements has been prepared in accordance with the Companies (Indian Accounting Standards) Rules, 2015 (Ind AS) prescribed under Section 133 of the Companies Act, 2013 and other recognised accounting practices and policies to the extent applicable.
- The figures for the previous period have been recast/ regrouped wherever necessary to conform to current period's presentations.



Place: Mumbai  
Date: November 1, 2025



For and on behalf of the Board

  
Arunkumar M. Jatia  
Chairman

Review Report To,  
The Board of Directors  
**AMJ Land Holdings Limited**

1. We have reviewed the accompanying statement of unaudited standalone financial results of AMJ Land Holdings Limited (the "Company") for the quarter and half year ended September 30, 2025, together with notes thereon (the "Statement"). The Statement has been prepared by the Company pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, as amended (the "Listing Regulations"), which has been initialled by us for identification purposes. This statement is responsibility of the Company's Management and has been approved by the Company's Board of Directors. Our responsibility is to issue a report on the Statement based on our review.
2. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
3. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement prepared in accordance with applicable accounting standards prescribed under Section 133 of the Companies Act, 2013 and other recognised accounting practices and policies has not disclosed the information required to be disclosed in terms of the Listing Regulations including the manner in which it is to be disclosed, or that it contains any material misstatement.

Place: Mumbai  
Date: November 1, 2025



For J M Agrawal & Co.  
Chartered Accountants  
Firm Registration Number: 100130W

Punit Agrawal  
Partner  
Membership Number: 148757

UDIN: 25148757BMNYNQ2317





**AMJ LAND HOLDINGS LIMITED**

Regd. Office Thergaon, Pune 411 033

Tel.No.020-30613333 E-Mail: admin@amjland.com

Website: www.amjland.com; CIN: L21012MH1964PLC013058

**STATEMENT OF CONSOLIDATED UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED SEPTEMBER 30TH, 2025**

(Rs. in lakhs, unless otherwise stated)

	Particulars	Quarter ended			Half year ended		Year ended
		30.09.2025 (Unaudited)	30.06.2025 (Unaudited)	30.09.2024 (Unaudited)	30.09.2025 (Unaudited)	30.09.2024 (Unaudited)	31.03.2025 (Audited)
I	Revenue from operations	1,106.09	1,426.69	1,110.26	2,532.78	3,679.75	7,764.58
II	Other Income	392.28	183.24	220.60	575.52	376.77	738.89
III	<b>Total Income (I+II)</b>	<b>1,498.37</b>	<b>1,609.93</b>	<b>1,330.86</b>	<b>3,108.30</b>	<b>4,056.52</b>	<b>8,503.47</b>
IV	<b>Expenses</b>						
	Cost of construction	397.12	412.53	376.25	809.65	1,011.78	1,949.58
	Changes in inventories of work-in-progress, and finished inventory	164.29	304.95	59.95	469.24	1,190.47	1,916.45
	Employees benefit expenses	146.75	150.79	145.11	297.54	278.73	606.84
	Finance costs	-	-	29.12	-	70.81	92.81
	Depreciation and amortization expenses	46.62	46.89	47.13	93.51	94.26	188.52
	Other expenses	101.32	160.93	141.37	262.25	274.72	579.74
	<b>Total expenses (IV)</b>	<b>856.10</b>	<b>1,076.09</b>	<b>798.93</b>	<b>1,932.19</b>	<b>2,920.77</b>	<b>5,333.94</b>
V	<b>Profit before share of profit/(loss) of associates and tax (III-IV)</b>	<b>642.27</b>	<b>533.84</b>	<b>531.93</b>	<b>1,176.11</b>	<b>1,135.75</b>	<b>3,169.53</b>
	Share of net profit of associates accounted by using equity method	26.92	10.10	26.01	37.02	36.28	56.93
VI	<b>Profit before tax</b>	<b>669.19</b>	<b>543.94</b>	<b>557.94</b>	<b>1,213.13</b>	<b>1,172.03</b>	<b>3,226.46</b>
VII	<b>Tax expenses</b>						
	(1) Current tax	139.65	166.75	137.00	306.40	329.00	1,085.97
	(2) Deferred tax	36.36	15.50	25.58	51.86	35.32	(2.37)
VIII	<b>Profit for the period (VI-VII)</b>	<b>493.18</b>	<b>361.69</b>	<b>395.36</b>	<b>854.87</b>	<b>807.71</b>	<b>2,142.86</b>
IX	<b>Other comprehensive income</b>						
	A) Items that will not be reclassified to profit or loss	177.50	1,262.34	55.89	1,439.84	3,169.07	2,168.97
	- Tax relating to above item	(24.66)	(175.62)	(168.93)	(200.28)	(515.39)	(372.60)
	- Share of changes in fair value of FVOCI equity instrument from associate (net of tax)	88.68	630.18	28.80	718.86	1,634.94	1,059.50
	B) Items that will be reclassified to profit or loss	-	-	-	-	-	-
	<b>Other comprehensive income for the period, net of tax</b>	<b>241.52</b>	<b>1,716.90</b>	<b>(84.24)</b>	<b>1,958.42</b>	<b>4,288.62</b>	<b>2,855.87</b>
X	<b>Total comprehensive income for the period (VIII+IX)</b>	<b>734.70</b>	<b>2,078.59</b>	<b>311.12</b>	<b>2,813.29</b>	<b>5,096.33</b>	<b>4,998.73</b>
	<b>attributable to:</b>						
	Owners of the Company	724.03	2,064.12	298.79	2,788.15	5,066.11	4,902.55
	Non-controlling interests	10.67	14.47	12.33	25.14	30.22	96.18
	<b>Profit/(loss) attributable to:</b>						
	Owners of the Company	482.51	347.22	383.04	829.73	777.50	2,046.69
	Non-controlling interests	10.67	14.47	12.32	25.14	30.21	96.17
		<b>493.18</b>	<b>361.69</b>	<b>395.36</b>	<b>854.87</b>	<b>807.71</b>	<b>2,142.86</b>
	<b>Other comprehensive income attributable to:</b>						
	Owners of the Company	241.52	1,716.90	(84.25)	1,958.42	4,288.61	2,855.86
	Non-controlling interests	(0.00)	0.00	0.01	-	0.01	0.01
		<b>241.52</b>	<b>1,716.90</b>	<b>(84.24)</b>	<b>1,958.42</b>	<b>4,288.62</b>	<b>2,855.87</b>
XI	Paid-up Equity Capital (face value of Rs. 2/-per share)	820.00	820.00	820.00	820.00	820.00	820.00
XII	Reserves (other equity excluding revaluation reserve)						13,643.02
XIII	Earning per equity share :						
	Basic and Diluted (in Rs.)	1.18	0.85	0.93	2.02	1.90	4.99



**CONSOLIDATED SEGMENT REPORTING FOR THE QUARTER AND HALF YEAR ENDED SEPTEMBER 30TH, 2025**

The Board of Directors of the Company examines the Group's performance based on the nature of products and services and has identified below mentioned reportable segments of its business as follows:

- (a) Real Estate Business  
(b) Wind Power Generation

The following table presents revenue, profit, assets and liabilities information regarding the Group's business segments:

(Rs. in lakhs)

Particulars	Quarter ended			Half year ended		Year ended
	30.09.2025	30.06.2025	30.09.2024	30.09.2025	30.09.2024	31.03.2025
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
<b>Segment Revenue</b>						
a) Real Estate Business	1,009.99	1,362.93	1,008.79	2,372.92	3,519.86	7,558.30
b) Wind Power Generation	96.10	63.76	101.47	159.86	159.89	206.28
<b>Revenue from operation</b>	<b>1,106.09</b>	<b>1,426.69</b>	<b>1,110.26</b>	<b>2,532.78</b>	<b>3,679.75</b>	<b>7,764.58</b>
<b>Segment Results (Profit before interest, tax &amp; depreciation) :</b>						
a) Real Estate Business	364.95	491.41	447.31	856.36	1,079.97	3,206.24
b) Wind Power Generation	73.13	42.05	79.43	115.18	115.11	111.00
<b>Total</b>	<b>438.08</b>	<b>533.46</b>	<b>526.74</b>	<b>971.54</b>	<b>1,195.08</b>	<b>3,317.24</b>
<b>Less: Depreciation (allocable to segment)</b>						
a) Real Estate Business	13.17	13.43	13.67	26.60	27.34	54.70
b) Wind Power Generation	26.07	26.07	26.07	52.14	52.14	104.27
<b>Total</b>	<b>39.24</b>	<b>39.50</b>	<b>39.74</b>	<b>78.74</b>	<b>79.48</b>	<b>158.97</b>
<b>Less: Finance Cost (for specific borrowing allocated)</b>						
a) Real Estate Business	-	-	29.12	-	70.81	92.81
<b>Total</b>	<b>-</b>	<b>-</b>	<b>29.12</b>	<b>-</b>	<b>70.81</b>	<b>92.81</b>
<b>Add/(Less): Other unallocable income/(expenses), net</b>	<b>270.35</b>	<b>49.98</b>	<b>100.06</b>	<b>320.33</b>	<b>127.24</b>	<b>161.00</b>
<b>Profit before tax</b>	<b>669.19</b>	<b>543.94</b>	<b>557.94</b>	<b>1,213.13</b>	<b>1,172.03</b>	<b>3,226.46</b>
<b>Segment Assets</b>						
a) Real Estate Business	8,832.13	8,407.86	9,464.95	8,832.13	9,464.95	8,440.27
b) Wind Power Generation	1,109.41	1,134.78	1,203.28	1,109.41	1,203.28	1,112.31
c) Unallocated	19,893.78	19,338.26	16,695.17	19,893.78	16,695.17	17,391.72
<b>Total Assets</b>	<b>29,835.32</b>	<b>28,880.90</b>	<b>27,363.40</b>	<b>29,835.32</b>	<b>27,363.40</b>	<b>26,944.30</b>
<b>Segment Liabilities</b>						
a) Real Estate Business	2,955.35	2,726.97	3,132.72	2,955.35	3,132.72	3,048.43
b) Wind Power Generation	1.67	1.19	12.40	1.67	12.40	1.21
c) Unallocated	1,343.42	1,270.56	1,217.08	1,343.42	1,217.08	1,091.07
<b>Total Liabilities</b>	<b>4,300.44</b>	<b>3,998.72</b>	<b>4,362.20</b>	<b>4,300.44</b>	<b>4,362.20</b>	<b>4,140.71</b>





**Statement of Assets and Liabilities (Consolidated) for the period ended 30th September 2025**

(Rs. in lakhs, unless otherwise stated)

Particulars	30.09.2025 (Unaudited)	31.03.2025 (Audited)
<b>A ASSETS</b>		
<b>1 Non-current assets</b>		
(a) Property, plant and equipment	1,420.23	1,493.47
(b) Right-of-Use asset	16.51	17.29
(c) Intangible assets	23.89	25.70
(d) Investment property	1,022.51	1,049.06
(e) Financial assets		
(i) Investment	12,632.09	10,257.92
(ii) Loan	1,324.32	1,480.42
(iii) Other financial assets	14.27	9.32
<b>Total non current assets</b>	<b>16,453.82</b>	<b>14,333.18</b>
<b>2 Current assets</b>		
(a) Inventories	2,171.28	2,640.52
(b) Financial assets		
(i) Investment	9,800.32	6,057.46
(ii) Loan	75.65	137.39
(iii) Trade receivables	318.75	412.60
(iv) Cash and cash equivalents	597.59	2,868.91
(v) Bank balances other than (iv) above	7.36	7.89
(vi) Other financial assets	18.03	116.84
(c) Income tax assets (net)	37.66	23.91
(d) Other current assets	354.86	345.60
<b>Total current assets</b>	<b>13,381.50</b>	<b>12,611.12</b>
<b>Total assets</b>	<b>29,835.32</b>	<b>26,944.30</b>
<b>B EQUITY AND LIABILITIES</b>		
<b>1 Equity</b>		
(a) Equity share capital	820.00	820.00
(b) Other equity		
Reserves and surplus	24,601.59	21,895.44
<b>Equity attributable to owners of the Company</b>	<b>25,421.59</b>	<b>22,715.44</b>
Non-controlling interests	113.29	88.15
<b>Total equity</b>	<b>25,534.88</b>	<b>22,803.59</b>
<b>LIABILITIES</b>		
<b>2 Non-current liabilities</b>		
(a) Financial liabilities		
(i) Other financial liabilities	3.42	3.42
(b) Employee benefit obligations	169.64	154.43
(c) Deferred tax liabilities	1,122.43	870.28
<b>Total non current liabilities</b>	<b>1,295.49</b>	<b>1,028.13</b>
<b>3 Current liabilities</b>		
(a) Financial liabilities		
(i) Trade payable		
a. Dues of micro and small enterprises	1.85	2.02
b. Dues of other than micro and small enterprises	343.76	281.12
(ii) Other financial liabilities	13.50	16.43
(b) Employee benefit obligations	70.46	64.92
(c) Income tax liabilities (net)	6.82	5.64
(d) Other current liabilities	2,568.56	2,742.45
<b>Total current liabilities</b>	<b>3,004.95</b>	<b>3,112.58</b>
<b>Total liabilities</b>	<b>4,300.44</b>	<b>4,140.71</b>
<b>Total equity &amp; liabilities</b>	<b>29,835.32</b>	<b>26,944.30</b>





## Statement of consolidated cashflow for the period ended 30th September, 2025

(Rs. in lakhs, unless otherwise stated)

Particulars	Period ended 30 September 2025 (Unaudited)	Period ended 30 September 2024 (Unaudited)
<b>Cash flow from operating activities</b>		
Profit before income tax	1,213.13	1,172.03
Adjustments for		
Depreciation and amortisation expense	93.51	94.26
Loss/(Profit) on sale of PPE/investment (net)	(8.87)	(65.45)
Dividend and interest income classified as investing cash flows	(115.02)	(126.24)
Fair value (gain)/loss (net)	(448.61)	(173.45)
Finance costs	-	70.81
Provision/(written-back) for doubtful debts/advances (net)	0.84	(1.83)
Share of (profit)/loss of associate	(37.02)	(36.28)
<b>Operating cash flow before working capital change</b>	<b>697.96</b>	<b>933.85</b>
<b>Change in assets and liabilities:</b>		
Changes in financial assets/ other non financial asset	189.71	170.31
Inventories	469.24	1,190.47
Changes in financial liabilities/ other non financial liabilities	(142.69)	(636.31)
<b>Cash generated from operations</b>	<b>1,214.22</b>	<b>1,658.32</b>
Income taxes paid (net of refunds)	(269.87)	(246.45)
<b>Net cash inflow from operating activities</b>	<b>944.35</b>	<b>1,411.87</b>
<b>Cash flows from investing activities</b>		
Payments for additions to property, plant and equipment	(1.53)	(60.53)
Proceeds from sale of property, plant and equipment	-	1.48
Payments for purchase of investments (net)	(3,465.00)	(1,178.63)
(Loans given) /repayment received (net)	217.84	75.32
Dividends received	38.10	38.10
Interest received	76.92	88.14
<b>Net cash (outflow) from investing activities</b>	<b>(3,133.67)</b>	<b>(1,036.12)</b>
<b>Cash flows from financing activities</b>		
Proceeds/(Repayment) from borrowings (net)	-	(552.94)
Interest paid	-	(70.81)
Dividend paid	(82.00)	(82.00)
<b>Net cash (outflow) from financing activities</b>	<b>(82.00)</b>	<b>(705.75)</b>
<b>Net increase (decrease) in cash and cash equivalents</b>	<b>(2,271.32)</b>	<b>(330.00)</b>
Cash and cash equivalents at the beginning of the financial year	2,868.91	1,329.92
<b>Cash and cash equivalents at end of the period</b>	<b>597.59</b>	<b>999.92</b>

**Notes:**

- The above financial results were reviewed and recommended by the Audit Committee and taken on record by the Board of Directors at their meeting held on November 1, 2025.
- The Limited Review under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015 has been carried out by the Statutory Auditors.
- This statements has been prepared in accordance with the Companies (Indian Accounting Standards) Rules, 2015 (Ind AS) prescribed under Section 133 of the Companies Act, 2013 and other recognised accounting practices and policies to the extent applicable.
- The consolidated financial results include financial results of :-

Name	Relationship
AMJ Land Developers	Subsidiary Entity
AMJ Realty Limited	Wholly Owned Subsidiary Company
3P Land Holdings Limited	Associate Company
Biodegradable Products India Limited	Associate Company

- The financial results of M/s. Prime Mall Developers, which is an associate Firm of Biodegradable Products India Limited are not available till the signing of these Statement/result. Accordingly, the consolidated financial results of the Associate Company Biodegradable Products India Limited, as considered in the consolidated financial results of AMJ Land Holdings Limited does not include the financial result of the associate Firm. Management estimates no material impact in the consolidated financial results of AMJ Land Holdings Limited, on such omission.
- The figures for the previous period have been recast/ regrouped wherever necessary to conform to current period's presentations.



Place: Mumbai  
Date: November 1, 2025



For and on behalf of the Board

Arunkumar M. Jatia  
Chairman



Review Report To,  
The Board of Directors  
**AMJ Land Holdings Limited**

1. We have reviewed the accompanying unaudited consolidated financial results of AMJ Land Holdings Limited (the "Parent") and its subsidiaries (the Parent and its subsidiaries together referred to as "the Group") and its and its share of the net profit/(loss) after tax and total comprehensive income/(loss) of its associates for the quarter and half year ended September 30, 2025, together with notes thereon (the "Statement"); being submitted by the Parent pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, as amended (the "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. 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.

We also performed procedures in accordance with the circular issued by the SEBI 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	M/s. AMJ Land Developers	Subsidiary Entity
2	AMJ Reality Limited	Subsidiary Company
3	3P Land Holdings Limited	Associate Company
4	Biodegradable Products India Limited	Associate Company







**J M Agrawal & Co.**

Chartered Accountants

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 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 the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
6. We did not review the interim financial results of one subsidiary entity; whose financial results reflect total assets of Rs. 6,302.21 lakhs as at September 30, 2025 and total revenues of Rs. 962.70 lakhs and Rs. 2,278.39 lakhs, total net profit after tax of Rs. 213.55 lakhs and Rs. 502.80 lakhs and total comprehensive income of Rs. 213.48 lakhs and Rs. 502.80 lakhs, for the quarter and half year ended September 30, 2025 respectively, and net cash inflow/(outflow) of Rs. (123.49) lakhs for the half year ended September 30, 2025; as considered in the consolidated unaudited financial results. These interim financial results have been reviewed by other auditors whose reports 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 included in respect of this subsidiary entity, is based solely on the reports of the other auditors and the procedures performed by us as stated in paragraph 3 above

Our conclusion on the Statement is not modified in respect of the above matters.

Place: Mumbai  
Date: November 1, 2025



For J M Agrawal & Co.  
Chartered Accountants  
Firm Registration Number: 100130W

Punit Agrawal  
Partner  
Membership Number: 148757

UDIN: 25148757BMNYNR9370