

January 29, 2015

Listing Department,
The National Stock Exchange of India Limited
"Exchange Plaza",
Bandra Kurla Complex,
Bandra (East),
Mumbai – 400051

Dear Sir/Madam,

Scrip Code: TCIDEVELOP

Sub: Outcome of Board Meeting

This is in continuation to our letter dated January 13, 2015 intimating you about convening of the next Board Meeting of the Company on **January 29, 2015** interalia to consider and approve the Un-audited Financial results for the Quarter/Nine months ended December 31, 2014.

We are now pleased to inform you that the Board of Directors has interalia approved the following matters in its meeting held on January 29, 2015:

1. Un-audited Financial results for the Quarter/Nine months ended December 31, 2014 (Attached vide **Annexure 'A'**)
2. Limited Review Report given by the Statutory Auditors of the Company. (Attached vide **Annexure 'B'**)
3. Related Party Transactions Policy.
4. Nomination & Remuneration Policy.

Please take note of the above accordingly.

This is for your information, record and meeting the disclosure requirements as per Clause 41 & any other clauses, as applicable, of the Listing Agreement.

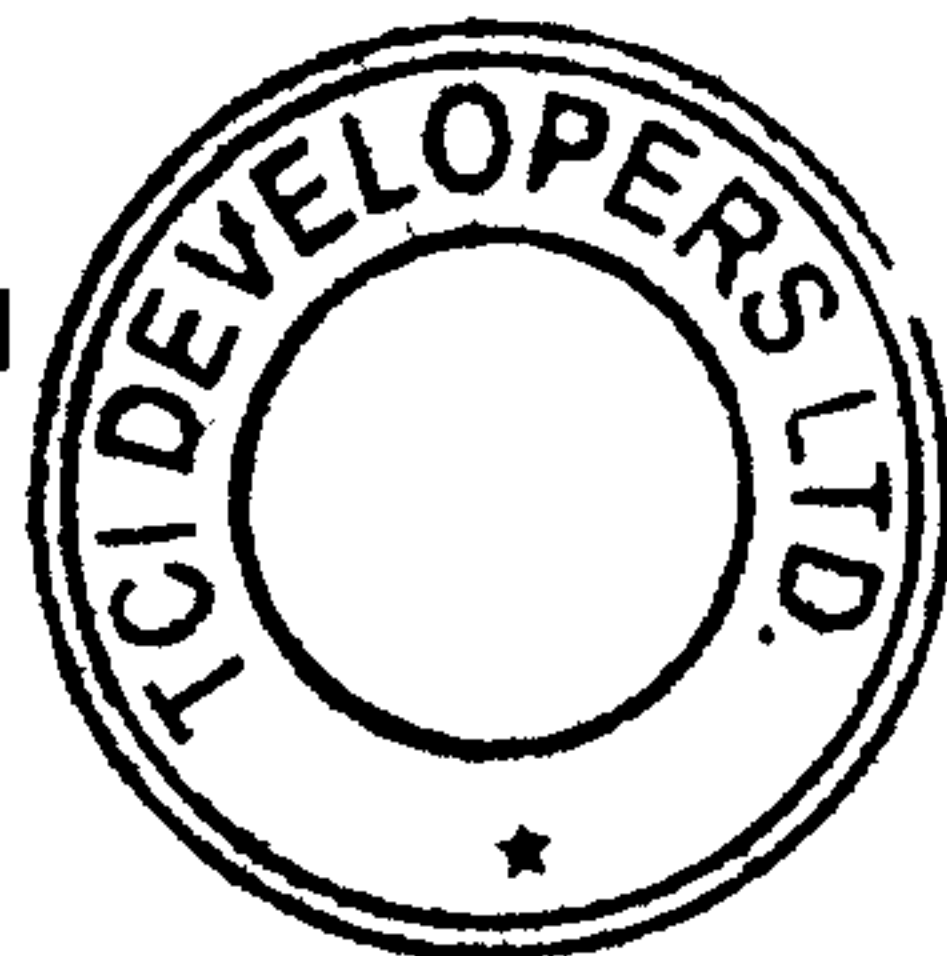
Thanking you,

Yours faithfully,

For TCI Developers Limited

Mukesh Jain

Mukesh Jain
(Asst. Company Secretary & Compliance Officer)



Encl: as above.

TCI Developers Ltd.

Corporate Office : TCI House, 69, Institutional Area, Sector-32, Gurgaon-122207, Haryana (India)

Ph. No.: +91 124-2381603, Fax: +91 124-2381611 E-mail : contact@tcidevelopers.com

Regd. Office:- Flat Nos. 306 & 307, 1-8-271 to 273, Third Floor, Ashoka Bhoopal Chambers, S P Road, Secunderabad - 500 003 (Telangana)

Tel: +91 40 27840104 Fax: +91 40 27840163 Web : www.tcidevelopers.com

CIN : L70102TG2008PLC059173

		TCI Developers Limited								
		Corporate Office : TCI House, 69 Institutional Area Sector-32, Gurgaon-122207 (Haryana)								
		Registered Office : Flat Nos. 306 & 307, 1-8-271 to 273, 3rd Floor, Ashoka Bhoopal Chambers, S. P. Road, Secunderabad - 500003 (TG)								
		CIN: L70102TG2008PLC059173 E-mail : secretarial@tcidevelopers.com Website : www.tcidevelopers.com								
UN-AUDITED FINANCIAL RESULTS FOR THE 3 rd QUARTER/ NINE MONTHS ENDED 31 st DECEMBER, 2014										
PART I		(₹ In Lacs)								
PARTICULARS	STANDALONE						CONSOLIDATED			
	Quarter Ended		Nine Months Ended			Year Ended	Nine Months Ended		Year Ended	
	31-Dec-14	30-Sep-14	31-Dec-13	31-Dec-14	31-Dec-13	31-Mar-14	31-Dec-14	31-Dec-13	31-Mar-14	
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited	Unaudited	Unaudited	Audited	
1 Net Sales/ Income from Operations	35.59	39.59	27.39	104.53	78.01	124.86	625.03	218.44	314.42	
2 Expenses										
a) Operating Expenses	-	-	-	-	-	11.03	-	-	11.03	
b) Changes in inventories of finished goods, work-in-progress and stock-in-trade	-	-	-	-	-	(11.03)	-	-	(11.03)	
c) Employee Benefits Expenses	31.77	30.31	27.90	91.86	84.10	111.29	95.69	84.10	111.29	
d) Depreciation and Amortisation Expenses	3.09	2.97	2.13	8.90	6.18	8.30	100.34	17.32	23.17	
e) Other Expenses	8.71	14.80	11.82	41.55	46.50	100.05	54.84	56.93	113.27	
Total Expenses	43.57	48.08	41.85	142.31	136.78	219.64	250.87	158.35	247.73	
3 Profit from Operations before Other Income, Finance Costs and Exceptional Items (1-2)	(7.98)	(8.49)	(14.46)	(37.78)	(58.77)	(94.78)	374.16	60.09	66.69	
4 Other Income	0.02	-	-	0.02	0.32	119.51	160.97	2.90	3.27	
5 Profit from Ordinary Activities before Finance Costs and Exceptional Items (3+4)	(7.96)	(8.49)	(14.46)	(37.76)	(58.45)	24.73	535.13	62.99	69.96	
6 Finance Costs	0.30	0.33	0.45	1.01	0.94	1.35	208.02	0.97	1.40	
7 Profit from Ordinary Activities after Finance Costs but before Exceptional Items (5-6)	(8.26)	(8.82)	(14.91)	(38.77)	(59.39)	23.38	327.11	62.02	68.56	
8 Exceptional Items	-	-	-	-	-	-	-	-	-	
9 Profit from Ordinary Activities before Tax (7-8)	(8.26)	(8.82)	(14.91)	(38.77)	(59.39)	23.38	327.11	62.02	68.56	
10 Tax Expense	(2.03)	(2.34)	(5.95)	(12.76)	(16.10)	(29.65)	59.86	13.34	9.85	
11 Profit from Ordinary Activities after Tax (9-10)	(6.23)	(6.48)	(8.96)	(26.01)	(43.29)	53.03	267.25	48.68	58.71	
12 Extraordinary Items (net of tax expense)	-	-	-	-	-	-	-	-	-	
13 Net Profit for the period (11-12)	(6.23)	(6.48)	(8.96)	(26.01)	(43.29)	53.03	267.25	48.68	58.71	
14 Share of Profit/ (Loss) of Associates	-	-	-	-	-	-	-	-	-	
15 Minority Interest	-	-	-	-	-	-	1.51	1.90	2.39	
16 Net Profit after Taxes, Minority Interest and Share of Profit of Associates (13+14-15)	(6.23)	(6.48)	(8.96)	(26.01)	(43.29)	53.03	265.74	46.78	56.32	
17 Paid-up Equity Share Capital (Face value Rs. 10 each)	372.94	372.94	372.94	372.94	372.94	372.94	372.94	372.94	372.94	
18 Reserves excluding Revaluation Reserves as per Balance Sheet of Previous Accounting Year	-	-	-	-	-	5,099.22	-	-	5,109.63	
19 Earnings* per Equity Share (before & after Extraordinary Items) of Rs. 10 each (not annualised) in Rs. Basic & Diluted * without considering the dividend on non cumulative preference shares.	(0.17)	(0.17)	(0.24)	(0.42)	(0.36)	(0.70)	7.13	1.25	1.51	
PART II										
A PARTICULARS OF SHAREHOLDING										
1 Public Shareholding										
- Number of Shares	939011	939011	939011	939011	939011	939011	939011	939011	939011	
- Percentage of Shareholding	25.18%	25.18%	25.18%	25.18%	25.18%	25.18%	25.18%	25.18%	25.18%	
2 Promoters and Promoter Group Shareholding										
a) Pledged / Encumbered	NIL									
b) Non- encumbered										
- Number of Shares	2790420	2790420	2790420	2790420	2790420	2790420	2790420	2790420	2790420	
- Percentage of Shares (as a % of the total shareholding of promoter and promoter group)	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	
- Percentage of Shares (as a % of the total share capital of the company)	74.82%	74.82%	74.82%	74.82%	74.82%	74.82%	74.82%	74.82%	74.82%	
B INVESTOR'S COMPLAINTS										
	Pending at beginning of the quarter		Received during the quarter		Disposed off during the quarter		Remaining unresolved at end of the quarter			
Quarter ended 31 st December, 2014	NIL									
Notes:										
1 The above un-audited financial results have been subjected to a Limited Review by the Statutory Auditors of the Company and reviewed by the Audit Committee and approved & taken on record by Board of Directors at their respective meetings held on 29 th January, 2015.										
2 As the Company's main business activity falls within a single primary Business segment viz. "Real Estate and Warehousing Development" the disclosure requirements of Accounting Standard - 17, "Segment Reporting", notified in Companies (Accounting Standards) Rules, 2006 are not applicable.										
3 The consolidated figures includes financial of its subsidiaries and associate partnership firms.										
4 In accordance with the Companies Act, 2013 the Company has revised the useful life of its fixed assets to comply with the useful life as mentioned under Schedule II of the Companies Act, 2013. Accordingly, in Standalone as well as in Consolidation, the depreciation expense for the Nine months ended December 31, 2014 is higher by Rs. 2.27 lacs. Further based on transitional provision provided in note 7(b) of the said Schedule, an amount of Rs. 0.32 Lac. where useful life has become nil in terms of the said schedule, has been debited to the opening balance of the retained earnings.										
5 Previous Year/ Period's Figures have been regrouped/ rearranged wherever necessary.										
For & on behalf of TCI Developers Limited										
Place: Delhi										
Date : 29 th January, 2015										
Sd/- D. P. Agarwal Chairman										

CERTIFIED TRUE COPY
For TCI Developers Limited


Asst. Company Secretary

M.GANDHI & CO.
Chartered Accountants

#48, Lavelle Road
CSI Building
Hitananda
Bangalore-560 001
Phone -2212 7995

LIMITED REVIEW REPORT

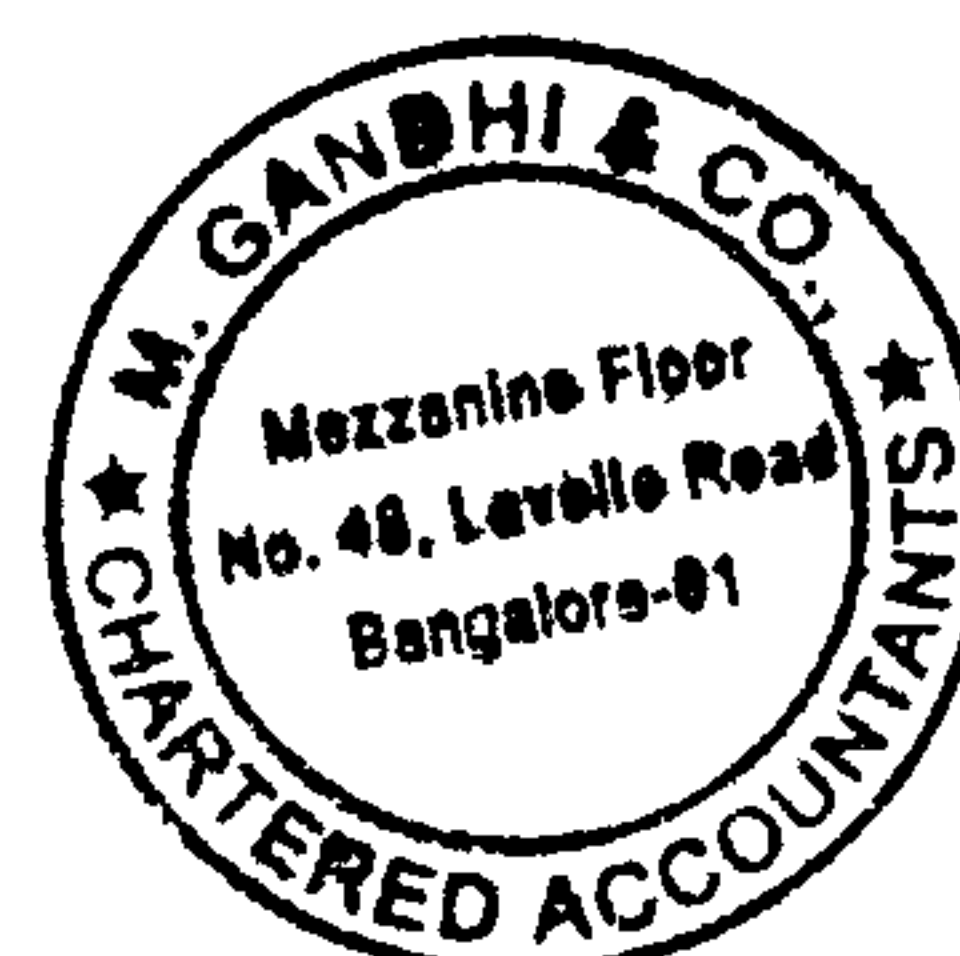
Review report to the Board of Directors
TCI Developers Limited

We have reviewed the accompanying statement of unaudited financial results of TCI Developers Limited for the period December 31, 2014 except for the disclosures regarding 'Public Shareholding' and 'Promoter and Promoter Group Shareholding' which have been traced from disclosures made by the management and have not been audited by us. This statement is the responsibility of the Company's Management and has been approved by the Board of Directors/ Committee of Board of Directors. Our responsibility is to issue a report on these financial statements based on our review.

We conducted our review in accordance with the Standard on Review Engagement (SRE) 2400, engagements to Review Financial Statements 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 an analytical procedure 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.

Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with applicable accounting standards and other recognised accounting practices and policies has not disclosed the information required to be disclosed in terms of Clause 41 of the Listing Agreement including the manner in which it is to be disclosed, or that it contains any material misstatement.

Date: 29/01/2015
Place: Bangalore



For M. Gandhi & Co.
Chartered Accountants

M. Gandhi

M. Gandhi
(Proprietor)

Membership No. 022958
Firm Regn. No. 000851S

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For TCI Developers Limited

prakash Jain

Asst. Company Secretary