

30th April, 2021

**Listing Department,
The National Stock Exchange of India Ltd.,**
"Exchange Plaza",
Bandra Kurla Complex, Bandra (East),
Mumbai – 400051
Scrip Symbol: TCIDEVELOP

**Listing Department,
Bombay Stock Exchange Ltd.,**
Phiroz Jeejeebhoy Towers,
Dalal Street
Mumbai-400 001
Scrip Code: 533393

Sub: Outcome of Board Meeting

Dear Sir/Madam,

This is in continuation to our letter dated 13th April, 2021 intimating you about convening of the next Board meeting of the Company on Friday, 30th April, 2021.

We are now pleased to inform you that the Board of Directors, in its meeting held on even date, has taken following decision:

1. Pursuant to Regulation 33 & other application provisions, if any, of SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015, the Audited Financial Results for the 4th Quarter/FY ended 31st March, 2021 (Standalone & Consolidated) have been approved.

Accordingly, we hereby enclose the following documents:

- i. Auditors' Report on the Financial Results of the Company for the 4th Quarter/FY ended 31st March, 2021- Standalone & Consolidated (**Annexure 'A'**).
- ii. Financial Results of the Company for the 4th Quarter/FY ended 31st March, 2021 - Standalone & Consolidated (**Annexure 'B'**).
- iii. Declaration pursuant to Regulation 33(3)(d) of the SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015 (**Annexure 'C'**).

The results are also being uploaded on website of the Company at www.tcidevelopers.com.

2. Approved amendment in the Corporate social Responsibility policy:

The revised policy may be accessed on the website of the Company at www.tcidevelopers.com.

The Board also took note of the fact that Mr. Ashok B Lall and Mr. Amitava Ghosh, the Independent Directors, would retire from the Board of Directors of the Company post completion of their tenure which is valid upto the conclusion of 13th Annual General Meeting of the Company.

3. To consider & approve the following, subject to approval of shareholders in the ensuing Annual General Meeting, to be held for the financial year 2020-21
 - i. Appointment of Mr. Phoolchand Sharma and Mr. Sivaraman Narayana Das, Director in the capacity of Non-Executive Independent Director to fill the vacancies arising out of aforementioned 02 independent directors.

This is to confirm that the above Directors are not debarred from holding the office of Director pursuant to any SEBI order or any other regularity authority. The relevant details pertaining to her appointment are being given under **Annexure D**.
 - ii. Recommended a Final Dividend @ 5% (Re. 0.5 paise per share of face value of Rs. 10/- each) on Preference Shares.

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, I-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

The separate meeting of independent directors was also conducted today in which the Independent Directors reviewed the performance of Non- Independent Directors, Committee of the Board, the Board as a whole & the performance of the Chairperson of the Company taking into account views of Whole Time Director and Non Executive Directors.

The Board meeting commenced at 12:00 Noon and concluded at 12:55 PM

Please take a note of the above accordingly.

This is for your information, records and meeting the disclosure requirements as prescribed under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Thanking you,

Yours faithfully,

For **TCI Developers Limited**


Saloni Gupta
Company Secretary & Compliance Officer

A circular blue ink stamp is positioned to the right of the signature. The text 'TCI DEVELOPERS LTD.' is written around the perimeter of the circle.



5-4-187/3A, 2nd Floor, Soham Mansion, M. G. Road, Ranigunj, Secunderabad - 500 003.

☎ : 040-2754 2635, 2754 1015 E-mail : luharukaca@gmail.com

Independent Auditor's Report on Quarterly and year to date Audited Consolidated Financial results of the Company pursuant to Regulation 33 of SEBI (Listing Obligation and Disclosures Requirement) Regulations 2015, as amended.

To
Board of Directors of
TCI DEVELOPERS LIMITED

Report on the Audit of Consolidated Financial Results

Opinion

We have audited the accompanying statement of quarterly and year to date consolidated financial results of TCI Developers Limited ("Holding Company") and its subsidiaries (collectively referred to as "the Company" or "the Group"), for the year ended **31 March 2021**, attached herewith, being submitted by the Holding Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us, and based on the consolidation of the report of other auditors, the statement:

- (i) include the results of the following entities;

S NO.	Name of Entities
1	TCI Developers Limited (Holding Company)
2	TCI Infrastructure Ltd. (Subsidiary)
3	TCI Properties (West) Ltd. (Subsidiary)
4	TCI Distribution Centers Ltd. (Subsidiary)
5	TDL Warehousing Parks Ltd. (Subsidiary)
6	TCI Properties (Guj) (Subsidiary Firm)
7	TCI Properties (NCR) (Subsidiary Firm)
8	TCI Properties (Delhi) (Subsidiary Firm)
9	TCI Properties (South) (Subsidiary Firm)
10	TCI Warehousing (MH) (Subsidiary Firm)



- (ii) is presented in accordance with the requirements of the Listing Regulations in this regard; and
- (iii) gives a true and fair view in conformity with the applicable accounting standards and other accounting principles generally accepted in India, of the consolidated net profit, other comprehensive income and other financial information of the Group for the quarter and year ended **31st March 2021**.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act 2013, as amended ("the Act"). Our responsibilities under those Standards are further described in the "Auditors' Responsibilities for the Audit of the Consolidated Financial Results" section of our report. We are independent of the Group in accordance with the 'Code of Ethics' issued by The Institute of Chartered Accountant of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us and other auditors in terms of their reports referred to in "Other Matters" paragraph below, is sufficient and appropriate to provide a basis for our opinion.

Management's Responsibility for the Consolidated Financial Results

The Statement has been prepared on the basis of Consolidated annual financial statements. The Holding Company's Board of Directors are responsible for the preparation and presentation of the Statement that give a true and fair view of the net profit and other comprehensive income and other financial information of the Group in accordance with the applicable accounting standards prescribed under Section 133 of the Act with relevant Rules issued thereunder and other accounting principles generally accepted in India and in compliance with the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Group and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error which has been used for the purpose of preparation of the Statement by the Directors of the Holding Company, as aforesaid.

In preparing the Statement, the respective Board of Directors of the companies included in the Group are responsible for assessing the ability of the Group to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the respective Board of Directors either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.



The respective Board of Directors of the companies included in the Group are responsible for overseeing the financial reporting process of the Group.

Auditor's Responsibilities for the Audit of the Consolidated Financial Results

Our objectives are to obtain reasonable assurance about whether the Statement as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Statement.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and to obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the appropriateness of this assumption. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial results of the entities within the Group to express an opinion on the consolidated annual financial results. We are responsible for the direction, supervision and performance of the audit of financial information of such entities included in the consolidated financial results of which we are the independent auditors. For the other entity included in the consolidated annual financial results, which has been audited by other auditor, such other auditor remain responsible for the direction, supervision and



performance of the audit carried out by them. We remain solely responsible for our audit opinion. Our responsibilities in this regard are further described in para (a) of the section titled "Other Matters" in this audit report.

We communicate with those charged with governance of the Holding Company and such other entities included in the Consolidated annual financial results of which we are the independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

We also performed procedures in accordance with the circular No CIR/CFD/CMDI/44/2019 issued by the SEBI under Regulation 33(8) of the Listing Regulations, as amended, to the extent applicable.

Other Matters

The Consolidated financial results include the audited financial results/ statement and other financial information in respect of the following three subsidiaries and five subsidiary firms;

S NO.	Name of Entities
1	TCI Properties (West) Ltd. (Subsidiary)
2	TCI Distribution Centers Ltd. (Subsidiary)
3	TDL Warehousing Parks Ltd. (Subsidiary)
4	TCI Properties (Guj) (Subsidiary Firm)
5	TCI Properties (NCR) (Subsidiary Firm)
6	TCI Properties (Delhi) (Subsidiary Firm)
7	TCI Properties (South) (Subsidiary Firm)
8	TCI Warehousing (MH) (Subsidiary Firm)

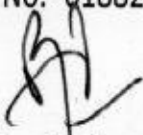
whose financial results reflect total assets of Rs. 3936.68 lacs as at 31st March 2021; and total revenues of Rs. 330.29 lacs and net profit after tax of Rs. 141.95 lacs for the year ended on that date and net cash outflows of Rs. 37.04 lacs for the year ended on that date. These financial statements have been audited by their respective independent auditors. The independent auditors' report on financial statements of this entity have been furnished to us by the management and our opinion on the consolidated annual financial results, in so far as it relates to the amounts and disclosures included in respect of this entity, is based solely on the report of such auditor and the procedures performed by us are as stated in paragraph above.

Our opinion on the consolidated financial statements is not modified in respect of the above matter with respect to our reliance on the work done and the reports of the other auditors.



The consolidated annual financial results include the results for the quarter ended 31 March 2021 being the balancing figure between the audited figures in respect of the full financial year and the published unaudited year to date figures up to the third quarter of the current financial year which were subject to limited review by us.

For Luharuka & Associates
Chartered Accountants
Firm Reg No:- 01882S



Rameshchand Jain
(Partner)

Membership No.023019

UDIN: 21023019AAAAFT1228



Place: Secunderabad

Date: 30th April 2021



Luharuka & Associates

Chartered Accountants

Networking Member of:

Singhi & Affiliates

Kolkata, India

5-4-187/3A, 2nd Floor, Soham Mansion, M. G. Road, Ranigunj, Secunderabad - 500 003.

☎ : 040-2754 2635, 2754 1015 E-mail : luharukaca@gmail.com

Independent Auditor's Report on Quarterly and year to date Audited Standalone Financial results of TCI Developers Limited pursuant to Regulation 33 of SEBI (Listing Obligation and Disclosures Requirement) Regulations 2015, as amended.

To
**Board of Directors of
TCI DEVELOPERS LIMITED**

Report on the Audit of Standalone Financial Results

Opinion

We have audited the accompanying Statement of Quarterly and year to date standalone Financial Results of **TCI Developers Limited** for the quarter and year ended **31st March 2021** ("the statement"), being submitted by the company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us, the statement:

- (i) is presented in accordance with the requirements of the Listing Regulations in this regard, and
- (ii) Gives a true and fair view in conformity with the applicable accounting standards and other accounting principles generally accepted in India, of the net profit, other comprehensive income and other financial information of the company for the quarter and year ended **31st March 2021**.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act 2013, as amended ("the Act"). Our responsibilities under those Standards are further described in the "Auditors' Responsibilities for the Audit of Standalone Financial Results" section of our report. We are independent of the Company in accordance with the Code of Ethics issued by The Institute of Chartered Accountant of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our opinion.



Kolkata

New Delhi

Mumbai

Chennai

Guwahati

Bengaluru

Management's Responsibility for the Financial Statements

The Statement has been prepared on the basis of Standalone annual financial statement. The Company's Board of Directors are responsible for the preparation and presentation of the statement that give a true and fair view of the net profit and other comprehensive income and other financial information of the Company in accordance with the applicable accounting standards prescribed under Section 133 of the Act with relevant Rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulations 33 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Statement, the Board of Directors of the entities are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Standalone Annual Financial Results

Our objectives are to obtain reasonable assurance about whether the Statement as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Statement.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and to obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.



- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the appropriateness of this assumption. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Other Matters

We did not audit the financial statements as regards company's share in profit of partnership firm (post tax) amounting to Rs.108.58 lacs for the year ended **March 2021**. The financial information has been audited by other auditors whose report have been furnished to us, and the company's share in profit of partnership firm investments have been included in the standalone financial results solely based on the report of other auditors. Our opinion is not modified/ qualified in respect of this matter.

The Statement includes the results for the quarter ended **31st March 2021** being the balancing figures between audited figures in respect of the full financial year ending 31st March, 2021 and published unaudited year to date figures up to the third quarter of the current financial year, which were subject to limited review by us, as required under listing regulations.



For Luharuka & Associates
Chartered Accountants
Firm Registration Number: 01882S



Place: Secunderabad

Dated: 30th day of April, 2021


(Rameshchand Jain)
Partner

M.No. 023019

(UDIN: 21023019AAAAFS7660)

CIN - L70102TG2008PLC059173

Registered Office: Flat Nos. 306 & 307, 1-8-271 to 273, 3rd Floor, Ashoka Bhoopal Chambers,

S. P. Road, Secunderabad - 500 003 (Telangana) Tel: +91 124 2381603-07 Fax: +91 124 2381611

E-mail: secretarial@tcidevelopers.com Website : www.tcidevelopers.com

(Rs. in lakhs)

Particulars	Standalone					Consolidated				
	Quarter Ended			Year Ended (Audited)		Quarter Ended			Year Ended (Audited)	
	31-Mar-21	31-Dec-20	31-Mar-20	31-Mar-21	31-Mar-20	31-Mar-21	31-Dec-20	31-Mar-20	31-Mar-21	31-Mar-20
Net Sales/ Income from Operations	96.62	87.13	47.30	275.67	226.18	291.33	281.84	242.01	1,054.48	996.94
Other Income	173.13	(9.68)	151.92	187.18	235.20	1.67	1.95	5.00	8.45	39.97
Total Revenue	269.75	77.45	199.22	462.85	461.38	293.00	283.79	247.01	1,062.93	1,036.91
Expenses										
Operating Expenses	-	-	-	-	-	-	-	-	-	-
Changes in inventories of finished goods, work-in-progress and stock-in-trade	-	-	-	-	-	-	-	-	-	-
Employee Benefits Expenses	74.66	75.14	65.79	282.72	281.56	98.72	94.65	85.40	366.36	362.30
Finance Costs	35.13	16.54	22.42	73.87	105.23	5.25	5.36	5.09	21.53	47.15
Depreciation and Amortization Expenses	30.62	7.11	5.81	49.43	23.38	61.83	38.31	37.01	174.23	148.17
Other Expenses	19.32	24.70	32.71	86.09	110.01	78.30	41.87	69.02	198.45	202.48
Total Expenses	159.73	123.49	126.73	492.11	520.18	244.10	180.19	196.52	760.57	760.10
Profit before Extraordinary Items and Tax	110.02	(46.04)	72.49	(29.26)	(58.80)	48.90	103.60	50.49	302.36	276.81
Extraordinary Items				-	-				-	
Profit before Tax	110.02	(46.04)	72.49	(29.26)	(58.80)	48.90	103.60	50.49	302.36	276.81
Less: Tax Expense										
-Current Tax	-	-	-	-	-	10.05	31.43	24.44	103.91	113.30
-MAT Credit for Current year	-	-		-	-	9.10	1.02	(7.50)	13.90	(1.12)
-Taxes for earlier years	-	-	(0.53)	-	(0.53)	1.83	-	(1.10)	1.83	(1.10)
-Deferred tax	(3.08)	(6.67)	(25.89)	(32.49)	(51.24)	2.46	(3.47)	(2.13)	(16.65)	(33.80)
Total Tax Expense	(3.08)	(6.67)	(26.42)	(32.49)	(51.77)	23.44	28.98	13.71	102.99	77.28
Profit After Tax	113.10	(39.37)	98.91	3.23	(7.03)	25.46	74.62	36.78	199.37	199.53
Other Comprehensive Income	(0.23)	-	1.81	(0.23)	1.81	(0.23)	-	1.81	(0.23)	1.81
Total Comprehensive Income	112.87	(39.37)	100.72	3.00	(5.22)	25.23	74.62	38.59	199.14	201.34
Total comprehensive income attributable to:										
Owners	-	-	-	-	-	20.95	70.43	33.56	183.08	186.32
Non Controlling Interest	-	-	-	-	-	4.28	4.19	5.03	16.06	15.02
Paid Equity Share Capital (Face Value of Rs 10 Each)	372.94	372.94	372.94	372.94	372.94	372.94	372.94	372.94	372.94	372.94
Other Equity as shown in the balance sheet				6,908.92	6,905.92				8,304.52	8,105.38
Earning per Equity Share:										
Basic	3.03	(1.06)	2.65	0.09	(0.19)	0.68	2.00	0.99	5.35	5.35
Diluted	3.03	(1.06)	2.65	0.09	(0.19)	0.68	2.00	0.99	5.35	5.35

Notes:	
1	These financial results were reviewed and recommended by the Audit Committee and thereafter approved by the Board of Directors of the Company at their respective meetings held on 30th April, 2021. These results have been audited by the Statutory Auditors of the Company in terms of Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
2	As the Company's main business activities fall within a single primary business segment viz. "Real Estate and Warehousing", the disclosure requirements of Ind AS 108 'Operating Segments' are not applicable.
3	The Figures for the quarter ended 31st March 2021 & preceding quarter ended 31st March 2020 are the balancing figures between the audited year to date figures for year ended 31st March and the unaudited published figures for the nine months ended 31st December of the respective financial years.
4	The Management has exercised due care, in concluding on significant accounting judgements and estimates, inter-alia, recoverability of receivables, assessment for impairment of investments, intangible assets, inventory, based on the information available to date, both internal and external, to the extent relevant, while preparing these financial results as of and for the quarter and year ended March 31, 2021. There is no material impact on these financial results for the quarter and year ended March 31, 2021 owing to the pandemic.
5	The consolidated figures include financials of subsidiary companies and subsidiary partnership firms of the company
6	Figures of the previous quarters/ periods have been regrouped/ rearranged wherever considered necessary.

Place: Delhi
Dated: 30th April 2021

for TCI Developers Limited

D P Agarwal
Chairman



TCI Developers Limited

CIN - L70102TG2008PLC059173

Corp. Off. : TCI House, 69 Institutional Area, Sector-32, Gurugram - 122 001

Regd. Off. : Flat Nos. 306 & 307, 1-8-271 to 273, 3rd Floor, Ashoka Bhoopal Chambers,

S. P. Road, Hyderabad - 500 003 (Telangana) Tel: +91 124 2381603-07 Fax: +91 124 2381611

E-mail: secretarial@tcidevelopers.com Website : www.tcidevelopers.com

(Rs. In lakhs)

Standalone and Consolidated Unaudited Statement of Assets and Liabilities as at 31st March 2021

Particulars	Standalone		Consolidated	
	31-Mar-21 (Audited)	31-Mar-20 (Audited)	31-Mar-21 (Audited)	31-Mar-20 (Audited)
ASSETS				
(1) Non-current assets				
(a) Property, plant and equipment	165.11	49.05	317.07	227.36
(b) Capital work-in-progress	0.77	570.36	1.57	571.16
(c) Investment property	2,649.15	1,675.06	9,247.26	8,371.91
(d) Goodwill	-	-	1.96	1.96
(e) Other Intangible assets	0.04	0.04	0.04	0.04
(f) Financial assets				
(i) - Investments	3,819.79	3,618.42	-	-
(ii) - Loans	511.00	945.69	-	-
(g) Deferred tax assets (Net)	176.10	143.60	-	-
(h) Other non-current assets	189.76	516.40	326.41	666.95
(i) Investments	-	-	200.00	-
Sub-Total Non Current Assets	7,511.72	7,518.62	10,094.31	9,839.38
(2) Current assets				
(a) Inventories	279.15	279.15	279.15	279.15
(b) Financial assets				
(i) - Trade receivables	42.00	19.49	42.00	100.81
(ii) - Cash and cash equivalents	85.50	4.22	382.37	289.16
(iii) - Loans	-	-	-	-
(c) Other current assets	116.64	90.17	301.60	250.14
Sub-Total Current Assets	523.29	393.03	1,005.12	919.26
(3) Assets classified held for Sale	-	-	-	-
TOTAL ASSETS	8,035.01	7,911.65	11,099.43	10,758.64
EQUITY AND LIABILITIES				
Equity				
(a) Equity Share capital	372.94	372.94	372.94	372.94
(b) Other equity	6,908.91	6,905.92	8,304.53	8,105.38
TOTAL EQUITY	7,281.85	7,278.86	8,677.47	8,478.32
LIABILITIES				
(1) Non-current liabilities				
(a) Financial liabilities				
(i) - Borrowings	429.71	434.68	989.71	994.68
(b) Provisions	29.30	22.40	33.35	25.18
(c) Deferred tax liabilities (Net)	-	-	2.61	19.26
Sub-Total Non-Current Liabilities	459.01	457.08	1,025.67	1,039.12
(2) Current liabilities				
(a) Financial liabilities				
(i) - Borrowings	-	-	-	-
(ii) - Other financial liabilities	147.70	35.37	1,023.99	913.07
(b) Other current liabilities	105.54	100.76	154.24	143.68
(c) Provisions	12.91	11.58	14.89	13.63
(d) Current tax Liabilities (Net)	28.00	28.00	203.17	170.82
Sub-Total Current Liabilities	294.15	175.71	1,396.29	1,241.20
TOTAL EQUITY AND LIABILITIES	8,035.01	7,911.65	11,099.43	10,758.64

Place: Delhi

Dated: 30th April 2021



for TCI Developers Limited

D P Agarwal
Chairman

(Amount in Lakhs)

PARTICULARS	2020-21	2019-20
A. CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit (Loss) before Tax	-29.26	-58.80
Adjustments for Non-Operating Activities:		
Depreciation	49.44	23.38
Other Comprehensive Income	-0.23	1.81
Share of Loss (Profit) in partnership Firms	-108.58	-126.20
Finance Cost (Including Preference Dividend & Notional Interest)	73.87	105.23
Interest Received (Including Notional Interest)	-78.61	-108.99
	-64.11	-104.77
Operating Profit before Working Capital Changes	-93.37	-163.57
Adjustments for Working Capital Changes:		
Decrease/(Increase) in Trade Receivables	-22.51	-18.79
Decrease/(Increase) in Other Assets	-23.15	6.40
Increase/(Decrease) in Other financial liabilities	118.49	-
Increase/(Decrease) in Provisions	8.23	8.86
Increase/(Decrease) in Other Liabilities	4.78	35.46
	-	-
Cash Generation From Operations	-7.52	-131.64
Direct Taxes (Net)	-3.33	15.99
Net Cash from Operating Activities	-10.85	-115.65
B. CASH FLOW FROM INVESTING ACTIVITIES		
Acquisition of Fixed Assets (including capital work in progress)	-243.36	-781.93
Change in Investments - Firms Current Account Balance	-1.37	3.94
Loans and Advances (given to)/ received from Subsidiary Companies	441.00	40.00
Loans and Advances to Others	-	200.00
Share of (Loss) Profit in Partnership Firms	108.58	126.20
Investment in Venture Fund	-200.00	-
Investment in Subsidiary Company	-	-621.50
Interest Received	-	30.55
	-	-
Net Cash from Investing Activities	104.85	-1,002.75
C. CASH FLOW FROM FINANCING ACTIVITIES		
Interest Paid	-1.58	-1.36
Dividend Paid	-	-21.15
Dividend Tax paid	-	-4.35
Repayment of Long Term Secured Loans	-11.14	-6.81
Long Term Borrowings from Banks	-	18.83
	-	-
Net Cash from Financing Activities	-12.72	-14.84
Net Increase (Decrease) in Cash and Cash Equivalent (A+B+C)	81.28	-1,133.24
Cash and Cash Equivalent (Opening)	4.22	1,137.46
Cash and Cash Equivalent (Closing)	85.50	4.22
Components of cash and cash equivalents		
Balances with Banks:		
In Current Accounts	85.35	3.65
Cash on Hand	0.14	0.14
Earmarked Balances with Banks:		
Against Unpaid Dividend	-	0.43
	-	-
	85.50	4.22

Place: Delhi

Dated: 30th April 2021



for TCI Developers Limited


D. P. Agarwal
Chairman

TCI DEVELOPERS LIMITED
CIN- L70102TG2008PLC059173
Consolidated Cash Flow Statement for the Year Ended 31st March 2021

(Amount in Lakhs)

PARTICULARS	2020-21	2019-20
A. CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit (Loss) before Tax	302.37	276.81
Adjustments for Non-Operating Activities:	-	-
Depreciation	174.23	148.17
OCI	-0.23	1.81
Loss/ (Profit) on Sale of Assets	0.32	-
Finance Cost (Including Preference dividend)	21.53	47.15
Interest Received	-8.45	-39.97
	187.39	157.16
Operating Profit before Working Capital Changes	489.76	433.97
Adjustments for Working Capital Changes:	-	-
Trade Receivables	58.81	-98.00
Other Assets	-24.19	-4.04
Provisions	9.44	10.14
Other financial liabilities	118.47	-
Other Liabilities	10.56	6.02
Cash Generation From Operations	662.85	348.09
Direct Taxes Paid (Net)	-100.67	-94.41
Net Cash from Operating Activities	562.17	253.68
B. CASH FLOW FROM INVESTING ACTIVITIES		
Acquisition of Fixed Assets (including capital work in progress)	-243.36	-782.25
Loans and Advances to Others	-	200.00
Dividend Income	-	-
Investment in Venture Fund - Welspun	-200.00	-
Redemption of Mutual Funds	-	-
Interest Received	8.45	39.97
	-	-
Net Cash from Investing Activities	-434.92	-542.28
C. CASH FLOW FROM FINANCING ACTIVITIES		
Interest Paid	-21.53	-21.65
Dividend Paid	-	-21.15
Dividend Tax paid	-	-4.35
Redemption of Preference Shares	-	-621.50
Repayment of Term Loan from Banks	-12.53	-90.64
Proceeds from Term Loan from Banks	-	18.83
Net Cash from Financing Activities	-34.05	-740.46
Net Increase (Decrease) in Cash and Cash Equivalent (A+B+C)	93.20	-1,029.06
Cash and Cash Equivalent (Opening)	289.15	1,318.22
Cash and Cash Equivalent (Closing)	382.36	289.16
Components of cash and cash equivalents		
Balances with Banks:	-	-
In Current Accounts	184.17	60.44
in Deposit Accounts	198.05	228.08
Cash on Hand	0.14	0.21
Earmarked Balances with Banks:	-	-
Against Unpaid Dividend	-	0.43
Against Fractional Share Entitlements	-	-
	382.36	289.16

Place: Delhi
Dated: 30th April 2021



for TCI Developers Limited

DP
D P Agarwal
Chairman

30th April, 2021

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

Scrip Symbol: TCIDEVELOP

**Listing Department,
Bombay Stock Exchange Ltd.,
Phiroz Jeejeebhoy Towers,
Dalal Street
Mumbai-400 001**

Scrip Code: 533393

Dear Sir/Madam,

Sub: Declaration pursuant to Regulation 33(3)(d) of SEBI (Listing Obligations & Disclosure Requirements), Regulation, 2015

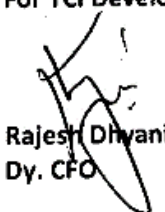
This is to confirm that M/s. Luharuka & Associates, Chartered Accountants (Firm's Regn. No. 01882S), the Statutory Auditor of the Company have given the Audit Report with an unmodified opinion on the Financial Results of the Company for the period ended March 31, 2021 (both Standalone & Consolidated).

This declaration is provided in terms of Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) (Amendment) Regulation, 2016 read with SEBI circular no. CIR/CFD/CNID/56/2016 dated May 27, 2016.

Kindly take this declaration on record.

Thanking you,

**Yours faithfully,
For TCI Developers Limited**


**Rajesh Dhvani
Dy. CFO**



Details as per SEBI Circular CIR/CFD/CMD/4/2015 dated September 09, 2015 relating to the appointment/Re-appointment of Directors / Key Managerial Personnel of the Company

Sl. No.	Particulars to be disclosed	Requisite Information
1	reason for change viz. appointment, resignation, removal, death or otherwise	Mr. Ashok B Lall and Mr. Amitava Ghosh, Non-Executive Independent Directors will retire post conclusion of 13th Annual General Meeting of the Company to be held for FY 2020-21 in line with the shareholders' approval dated 02nd Aug' 2016. To fill the vacancies that will arise out of 2 Independent Directors, The Board has, based upon the recommendations of the Nomination and Remuneration Committee, approved appointment of Mr. Phoolchand Sharma and Mr. Sivaraman Narayana Das as an Additional Directors in the capacity of Non-Executive Independent Director. This appointment has been made in order to meet the Corporate Governance norms as prescribed under Regulation 17.
2	date of appointment/cessation (as applicable) & term of appointment	30 th April, 2021
3	brief profile (in case of appointment)	Mr. Phoolchand Sharma is having an experience of around 37 years in Logistics and Express distribution. He has done the Advance Management Program course from Harvard Business School, Boston USA. He is Seasoned Professional and he has worked in the field of Logistics for nearly four decades and has exposure to various functions of a Company as Profit centre head. Has worked in different part of the country. Mr. Sivaraman Narayana Das has a vast experience in Transportation and Supply Chain industry which includes networking, warehousing and warehouse automation. He is also specialized in express/ E Commerce distribution with PAN India delivery system. His expertise on hub networking and PAN India distribution management is worth to be acknowledged.
4	disclosure of relationships between directors (in case of appointment of a director)	Mr. Phoolchand Sharma and Mr. Sivaraman Narayana Das are not related to any director of the Company.



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, I-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