

January 29, 2013

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

Dear Sir,

Scrip Code: TCIDEVELOP

Sub: Outcome of Board Meeting

This is in continuation to our letter dated January 08, 2013 intimating you about convening of the next Board Meeting of the Company on **Tuesday, January 29, 2013** interalia to consider and approve the Un-audited Financial results for the 3rd Quarter/nine months ended December 31, 2012.

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, 2013:

- (i) Un-audited Financial results for the 3rd Quarter/Nine months ended December 31, 2012 (Attached vide **Annexure 'A'**)
- (ii) Limited Review Report given by the Statutory Auditors of the Company. (Attached vide **Annexure 'B'**)

Please take note of the above accordingly.

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

Thanking you,

Yours faithfully,
For TCI Developers Limited

Mukesh Jain
Mukesh Jain
(Asst. Company Secretary)



Encl: as above.

(Annexure - 'A')

**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 (A.P.)
E-mail : secretarial@tcidevelopers.com Website : www.tcidevelopers.com**UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31st DECEMBER 2012**

PART I		(₹ In Lacs)								
PARTICULARS		STANDALONE						CONSOLIDATED		
		Quarter Ended			Nine Months Ended		Year Ended	Nine Months Ended		Year Ended
		31.12.12	30.09.12	31.12.11	31.12.12	31.12.11	31.03.12	31.12.12	31.12.11	31.03.12
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited	Unaudited	Unaudited	Audited
1	Net Sales/ Income from Operations	24.86	22.51	22.52	69.88	48.61	71.12	193.52	137.74	199.37
2	Expenses									
	a) Operating Expenses	40.25	86.49	-	179.53	-	71.83	179.53	-	71.83
	b) Changes in inventories of finished goods, work-in-progress and stock-in-trade	(40.25)	(86.49)	-	(179.53)	-	(71.83)	(179.53)	-	(71.83)
	c) Employee Benefits Expenses	12.40	9.01	7.32	24.44	20.13	22.94	24.44	20.13	22.94
	d) Depreciation and Amortisation Expenses	1.54	1.70	1.90	4.94	5.80	7.39	17.33	19.56	25.73
	e) Other Expenses	8.24	10.76	6.90	25.28	18.86	28.38	32.28	25.36	35.13
	Total Expenses	22.18	21.47	16.12	54.66	44.79	58.71	74.05	65.05	83.80
3	Profit from Operations before Other Income, Finance Costs and Exceptional Items (1-2)	2.68	1.04	6.40	15.22	3.82	12.41	119.47	72.69	115.57
4	Other Income	-	-	5.48	-	20.26	100.07	2.45	26.06	28.23
5	Profit from Ordinary Activities before Finance Costs and Exceptional Items (3+4)	2.68	1.04	11.88	15.22	24.08	112.48	121.92	98.75	143.80
6	Finance Costs	0.20	0.10	0.15	0.42	0.43	0.55	0.42	0.43	0.56
7	Profit from Ordinary Activities after Finance Costs but before Exceptional Items (5-6)	2.48	0.94	11.73	14.80	23.65	111.93	121.50	98.32	143.24
8	Exceptional Items	-	-	-	-	11.31	11.31	-	11.31	11.31
9	Profit from Ordinary Activities before Tax (7-8)	2.48	0.94	11.73	14.80	12.34	100.62	121.50	87.01	131.93
10	Tax Expense	0.85	0.19	0.80	4.52	4.00	4.90	30.49	23.74	32.10
11	Profit from Ordinary Activities after Tax (9-10)	1.63	0.75	10.93	10.28	8.34	95.72	91.01	63.27	99.83
12	Extraordinary Items (net of tax expense)	-	-	-	-	-	-	-	-	-
13	Net Profit for the period (11-12)	1.63	0.75	10.93	10.28	8.34	95.72	91.01	63.27	99.83
14	Minority Interest	-	-	-	-	-	-	1.85	1.29	1.71
15	Net Profit after Taxes and Minority Interest (13-14)	1.63	0.75	10.93	10.28	8.34	95.72	89.16	61.98	98.12
16	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
17	Reserves excluding Revaluation Reserves as per Balance Sheet of Previous Accounting Year						4,980.82			4,984.63
18	Earnings per Equity Share (before & after Extraordinary Items) of Rs. 10 each* (not annualised) in Rs. Basic & Diluted	(0.10)	(0.12)	0.29	(0.15)	0.22	2.57	1.97	1.66	2.63
* After considering dividend on preference shares at a fixed rate										
PART II										
A PARTICULARS OF SHAREHOLDING										
1	Public Shareholding									
	- Number of Shares	1083776	1109477	1128143	1083776	1128143	1128143	1083776	1128143	1128143
	- Percentage of Shareholding	29.06%	29.75%	30.25%	29.06%	30.25%	30.25%	29.06%	30.25%	30.25%
2	Promoters / Promoter Group Shareholding									
	a) Pledged / Encumbered	NIL								
	b) Non- encumbered									
	- Number of Shares	2645655	2619954	2601288	2645655	2601288	2601288	2645655	2601288	2601288
	- Percentage of Shares (as a % of the total shareholding of promoter and 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)	70.94%	70.25%	69.75%	70.94%	69.75%	69.75%	70.94%	69.75%	69.75%
B INVESTOR COMPLAINTS		Pending at the the quarter		Received during the quarter		Disposed off during the quarter		Remaining unresolved at end of the quarter		
Quarter ended 31st December, 2012		NIL								

Notes:

- The above unaudited 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 the Board at their respective meetings held on the 29th January 2013.
- As the Company main business activity falls with in 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.
- Previous Year/Period's Figures have been regrouped/ rearranged wherever necessary
- TCI Distribution Centers Ltd. became subsidiary of the company w.e.f. 13th April 2012, hence the consolidated results are not comparable with previous period.

For & on behalf of TCI Developers Limited

Place: Gurgaon
Date : January 29, 2013Sd/- D. P. Agarwal
Chairman

CERTIFIED TRUE COPY

For TCI Developers Limited

mukesh saen

Asst. Company Secretary

(Annexure - B)

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, 2012 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.

CERTIFIED TRUE COPY
For TCI Developers Limited

Mukesh Jain
Asst. Company Secretary

Place: Bangalore
Date : 29th January, 2013



For **M. Gandhi & Co.**
Chartered Accountants

M. Gandhi

M. Gandhi
(Proprietor)
Membership No. 022958
Firm Regn. No. 0008515