

15th May, 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 19th April 2013 intimating you about convening of the next Board Meeting of the Company on Wednesday, the 15th May 2013.

We are now pleased to inform you that the Board of Directors has interalia approved/recommended the following matters in its meeting held on 15th May 2013:

- (i) Standalone & Consolidated Audited Financial results for the 4th Quarter and Financial Year ended 31st March 2013 (Attached vide **Annexure 'A'**).
- (ii) Payment of preference dividend @5 % (Re 0.50 per share of face value of Rs.10/- each) on prorata basis on 42,30,000, Non- Convertible Non-Cumulative Redeemable Preference Shares and an equity dividend @ 5% (Re 0.50 per share of face value of Rs.10/-each) whose names appear on the Register of members on the record date to be decided in consultation with the Stock Exchanges, subject to the approval of shareholders in ensuing annual general meeting of the company.
- (iii) The Board of directors has also decided that the next Annual general Meeting of the Shareholders of the Company shall be convened on 25th July, 2013.

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

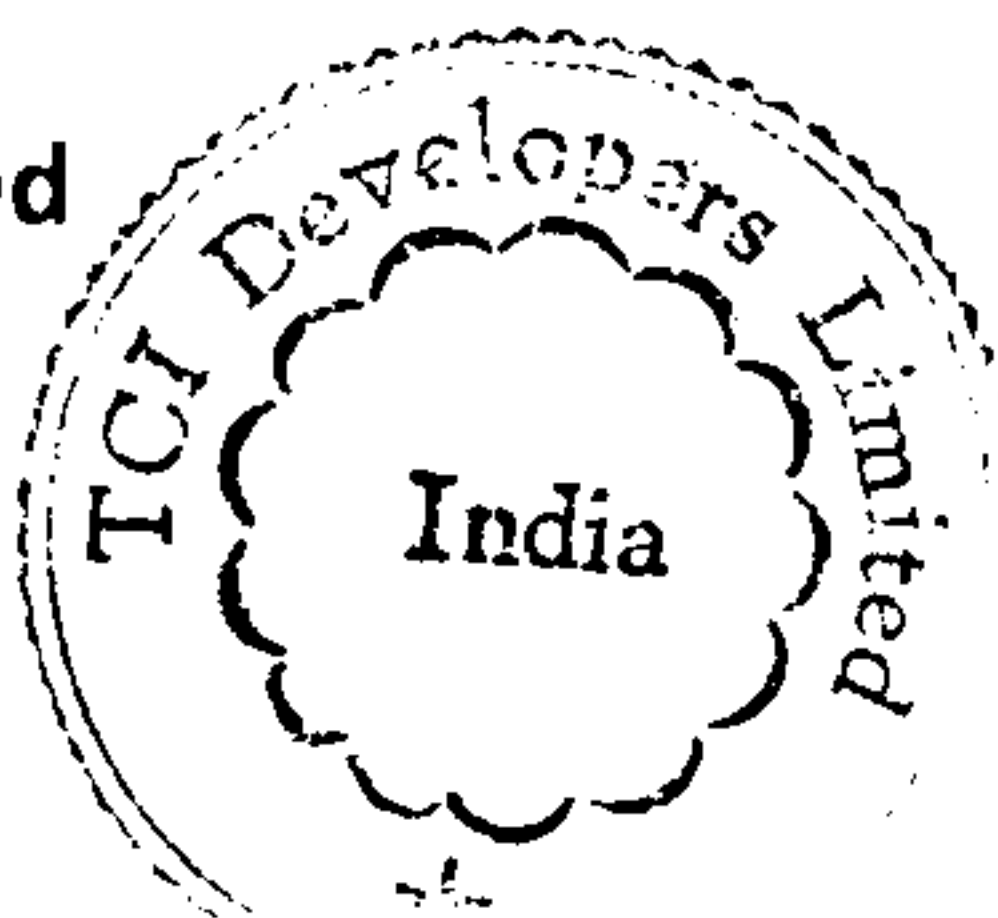
Yours faithfully,

For TCI Developers Limited



Mukesh Jain

Asst. Company Secretary



Encl: as above.

Corporate Office:- TCI House, 69, Institutional Area, Sector-32, Gurgaon-122207

Ph. No. 0124-2381603, Fax.: 0124-2381611

Regd. Office: 306-307, to 1-8-271 to 273 3rd Floor, Ashoka Bhoopal Chambers, S.P. Road, Secunderabad-500003

Corporate Office : TCI House, 69 Institutional Area, Sector 32, Gurgaon-122 207, Haryana, India www.tcil.com
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TCI Developers Limited

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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

AUDITED FINANCIAL RESULTS FOR THE 4th QUARTER/YEAR ENDED 31st MARCH 2013

STATEMENT OF ASSETS AND LIABILITIES

PART I Statement of Standalone & Consolidated Audited Results for the year ended 31st March 2013

(₹ In Lacs)

(₹ In Lacs)

PARTICULARS	STANDALONE					CONSOLIDATED					PARTICULARS	STANDALONE		CONSOLIDATED					
	Quarter Ended		Year ended			Quarter Ended		Year ended				As at 31-03-2013	As at 31-03-2012	As at 31-03-2013	As at 31-03-2012				
	31-Mar-13	31-Dec-12	31-Mar-12	31-Mar-13	31-Mar-12	31-Mar-13	31-Dec-12	31-Mar-12	31-Mar-13	31-Mar-12									
	Audited	Reviewed	Audited	Audited	Audited	Audited	Reviewed	Audited	Audited	Audited									
1 Net Sales/ Income from Operations	24.28	24.86	22.51	94.16	71.12	68.09	70.25	61.63	261.61	199.37	A EQUITY AND LIABILITIES								
2 Expenses											1 Shareholders' Funds								
a)Operating Expenses	16.76	40.25	71.83	196.29	71.83	16.76	40.25	71.83	196.29	71.83	(a) Share Capital								
b)Changes in inventories of finished goods, work-in-progress and stock-in-trade	(16.76)	(40.25)	(71.83)	(196.29)	(71.83)	(16.76)	(40.25)	(71.83)	(196.29)	(71.83)	Equity	372.94	372.94	372.94	372.94				
c) Employee Benefits Expenses	15.93	12.40	2.81	40.37	22.94	15.93	12.40	2.81	40.37	22.94	Preference	423.00	-	423.00	-				
d) Depreciation and Amortisation Expenses	1.52	1.54	1.59	6.46	7.39	5.64	5.67	6.17	22.97	25.73	(b) Reserves and Surplus	5,046.19	4,980.83	5,053.31	4,984.63				
e) Other Expenses	11.59	8.24	9.52	36.87	28.38	14.21	10.11	9.77	46.49	35.13	Sub-total - Shareholders' Funds	5,842.13	5,353.77	5,849.25	5,357.57				
Total Expenses	29.04	22.18	13.92	83.70	58.71	35.78	28.18	18.75	109.83	83.80	2 Share Application Money pending allotment	-	423.00	-	423.00				
3 Profit from Operations before Other Income, Finance Costs and Exceptional Items (1-2)	(4.76)	2.68	8.59	10.46	12.41	32.31	42.07	42.88	151.78	115.57	3 Minority Interest	-	-	1,039.37	176.34				
4 Other Income	104.53	-	79.81	104.53	100.07	1.56	1.09	2.17	4.01	28.23	4 Non-current Liabilities								
5 Profit from Ordinary Activities before Finance Costs and Exceptional Items (3+4)	99.77	2.68	88.40	114.99	112.48	33.87	43.16	45.05	155.79	143.80	(a) Long Term Borrowings	200.00	2.53	832.41	2.53				
6 Finance Costs	-	0.20	0.12	0.42	0.55	0.05	0.20	0.13	0.47	0.56	(b) Deferred Tax Liabilities	53.27	51.38	53.27	51.38				
7 Profit from Ordinary Activities after Finance Costs but before Exceptional Items (5-6)	99.77	2.48	88.28	114.57	111.93	33.82	42.96	44.92	155.32	143.24	(c) Long Term Provisions	1.37	0.63	1.37	0.63				
8 Exceptional Items	-	-	-	-	11.31	-	-	-	-	11.31	Sub-total - Non-current Liabilities	254.64	54.54	887.05	54.54				
9 Profit from Ordinary Activities before Tax (7-8)	99.77	2.48	88.28	114.57	100.62	33.82	42.96	44.92	155.32	131.93	5 Current Liabilities								
10 Tax Expense	0.39	0.85	0.90	4.91	4.90	9.40	10.44	8.36	39.89	32.10	(a) Short Term Borrowings	-	200.00	-	200.00				
11 Profit from Ordinary Activities after Tax (9-10)	99.38	1.63	87.38	109.66	95.72	24.42	32.52	36.56	115.43	99.83	(b) Other Current Liabilities	152.53	45.83	130.62	99.00				
12 Extraordinary Items (net of tax expense)	-	-	-	-	-	-	-	-	-	-	(c) Short Term Provisions	51.63	29.54	83.48	45.13				
13 Net Profit for the period (11-12)	99.38	1.63	87.38	109.66	95.72	24.42	32.52	36.56	115.43	99.83	Sub-total - Current Liabilities	204.16	275.37	214.10	344.13				
14 Minority Interest	-	-	-	-	-	0.61	0.83	0.42	2.46	1.71	TOTAL - EQUITY AND LIABILITIES	6,300.93	6,106.68	7,989.77	6,355.58				
15 Net Profit after Taxes and Minority Interest (13-14)	99.38	1.63	87.38	109.66	95.72	23.81	31.69	36.14	112.97	98.12	B ASSETS								
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	372.94	1 Non-current Assets								
17 Reserves excluding Revaluation Reserves as per Balance Sheet of Previous Accounting Year	-	-	-	5,046.19	4,980.83	-	-	-	-	-	(a) Fixed Assets	2,308.31	2,309.81	7,456.65	5,134.90				
18 Earnings per Equity Share (before/after Extraordinary Items) of Rs. 10 each* (not annualised) in Rs. Basic & Diluted	2.49	(0.10)	2.35	2.34	2.57	0.46	0.71	0.97	2.43	2.63 *	(b) Goodwill on Consolidation	-	-	1.96	1.58				
PART II											(c) Non-current Investments	2,988.55	2,398.55	9.54	861.50				
A PARTICULARS OF SHAREHOLDING											(d) Long Term Loans and Advances	640.45	1,110.45	110.67	-				
1 Public Shareholding	1047953	1083776	1128143	1047953	1128143	1047953	1083776	1128143	1047953	1128143	(e) Other Non-current Assets	-	-	17.71	0.39				
- Number of Shares	28.10%	29.06%	30.25%	28.10%	30.25%	28.10%	29.06%	30.25%	28.10%	30.25%	Sub-total - Non-current Assets	5,937.31	5,818.81	7,596.53	5,998.37				
- Percentage of Shareholding											2 Current Assets								
2 Promoters and Promoter Group Shareholding											(a) Inventories	268.12	71.83	268.12	71.83				
a) Pledged / Encumbered	NIL										(b) Cash and Cash Equivalents	8.62	23.70	66.75	251.98				
b) Non-encumbered	2681478	2645655	2601288	2681478	2601288	2681478	2645655	2601288	2681478	2601288	(c) Short-term Loans and Advances	86.88	192.34	58.37	33.40				
- Number of Shares	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	Sub-total - Current Assets	363.62	287.87	393.24	357.21				
- Percentage of Shares (as a % of the total shareholding of promoter and promoter group)	71.90%	70.94%	69.75%	71.90%	69.75%	71.90%	70.94%	69.75%	71.90%	69.75%	TOTAL - ASSETS	6,300.93	6,106.68	7,989.77	6,355.58				
- Percentage of Shares (as a % of the total share capital of the company)											Notes: 1 The above audited financial results for the year ended 31st March, 2013 have been reviewed by the Audit Committee and thereafter approved by Board of Directors at the meeting held on 15th May, 2013. 2 The Board of Directors at their meeting considered and recommended a preference dividend @5% on pro-rata basis on 42,30,000 Non-Cumulative Non-Convertible Redeemable Preference Shares of Rs.10 each for the financial year 2012-13 and an equity dividend @5% i.e Rs.0.50 per equity share of Rs.10 each, subject to the approval of shareholders. 3 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. 4 The consolidated figures includes financial of its subsidiaries and wholly owned partnership firms. 5 TCI Distribution Centers Ltd. became subsidiary of the company w.e.f. 13th April 2012, hence the consolidated previous year results are not comparable. 6 Previous Year/ Period's figures have been regrouped/ rearranged wherever necessary. 7 The figures of last quarter are the balancing figures between audited figures in respect of the full financial year and the published year to date figures up to the third quarter of the current financial year.								
B INVESTOR COMPLAINTS	Pending at the quarter	Received during the quarter	Disposed off during the quarter	Remaining unresolved at the end of the quarter															
Quarter ended 31st March, 2013	NIL	1	1	NIL															
Place: Gurgaon											Sd/- D. P. Agarwal								
Date : May 15, 2013											Chairman								

CERTIFIED TRUE COPY

For TCI Developers Limited

mukesh Jain

Asst. Company Secretary