

January 28, 2014

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 07, 2014 intimating you about convening of the next Board Meeting of the Company on **Tuesday, January 28, 2014** interalia to consider and approve the Un-audited Financial results for the 3rd Quarter/Nine months ended December 31, 2013.

We are now pleased to inform you that the Board of Directors has interalia approved the following matters in its meeting held on January 28, 2014:

- (i) Un-audited Financial results for the 3rd Quarter/Nine months ended December 31, 2013 (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.

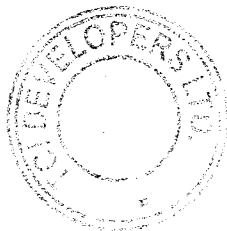
This is for your information, records and meeting the disclosure requirements as per Clause 41 & any other clauses, if applicable, of the Listing Agreement.

Thanking you,

Yours faithfully,
For TCI Developers Limited

A handwritten signature in black ink, appearing to read 'Mukesh Jain'.

Mukesh Jain
(Asst. Company Secretary)



Encl: as above.

TCI Developers Limited

Corporate Office : TCI House, 69 Institutional Area, Sector 32, Gurgaon-122 207, Haryana, India
Tel : 0124-2381-603 - 07 Fax : 0124-2381611 E-mail : contact@tcidevelopers.com Web : www.tcidevelopers.com
Regd. Office : Flat Nos. 306 & 307, I-8-273, Third Floor, Ashoka Bhoopal Chambers, S P Road, Secunderabad - 500 003

UN-AUDITED FINANCIAL RESULTS FOR THE 3rd QUARTER/ NINE MONTHS ENDED 31st DECEMBER, 2013

PART I							(₹ In Lacs)		
PARTICULARS	STANDALONE						CONSOLIDATED		
	Quarter Ended			Nine Months Ended		Year Ended	Nine Months Ended		Year Ended
	31-Dec-13	30-Sep-13	31-Dec-12	31-Dec-13	31-Dec-12	31-Mar-13	31-Dec-13	31-Dec-12	31-Mar-13
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited	Unaudited	Unaudited	Audited
1 Net Sales/ Income from Operations	27.39	26.35	24.86	78.01	69.88	94.16	218.44	193.52	261.61
2 Expenses									
a) Operating Expenses	-	-	40.25	-	179.53	196.29	-	179.53	196.29
b) Changes in inventories of finished goods, work-in-progress and stock-in-trade	-	-	(40.25)	-	(179.53)	(196.29)	-	(179.53)	(196.29)
c) Employee Benefits Expenses	27.90	30.50	12.40	84.09	24.44	40.37	84.09	24.44	40.37
d) Depreciation and Amortisation Expenses	2.13	2.13	1.54	6.18	4.94	6.46	17.32	17.33	22.97
e) Other Expenses	11.82	19.56	8.24	46.50	25.28	36.87	56.93	32.28	46.49
Total Expenses	41.85	52.19	22.18	136.77	54.66	83.70	158.34	74.05	109.83
3 Profit from Operations before Other Income, Finance Costs and Exceptional Items (1-2)	(14.46)	(25.84)	2.68	(58.76)	15.22	10.46	60.10	119.47	151.78
4 Other Income	-	0.12	-	0.32	-	104.53	2.90	2.45	4.01
5 Profit from Ordinary Activities before Finance Costs and Exceptional Items (3+4)	(14.46)	(25.72)	2.68	(58.44)	15.22	114.99	63.00	121.92	155.79
6 Finance Costs	0.45	0.49	0.20	0.94	0.42	0.42	0.97	0.42	0.47
7 Profit from Ordinary Activities after Finance Costs but before Exceptional Items (5-6)	(14.91)	(26.21)	2.48	(59.38)	14.80	114.57	62.03	121.50	155.32
8 Exceptional Items	-	-	-	-	-	-	-	-	-
9 Profit from Ordinary Activities before Tax (7-8)	(14.91)	(26.21)	2.48	(59.38)	14.80	114.57	62.03	121.50	155.32
10 Tax Expense	(5.95)	(10.66)	0.85	(16.10)	4.52	4.91	13.35	30.49	39.89
11 Profit from Ordinary Activities after Tax (9-10)	(8.96)	(15.55)	1.63	(43.28)	10.28	109.66	48.68	91.01	115.43
12 Extraordinary Items (net of tax expense)	-	-	-	-	-	-	-	-	-
13 Net Profit for the period (11-12)	(8.96)	(15.55)	1.63	(43.28)	10.28	109.66	48.68	91.01	115.43
14 Minority Interest	-	-	-	-	-	-	1.91	1.85	2.46
15 Net Profit after Taxes & Minority Interest (13-14)	(8.96)	(15.55)	1.63	(43.28)	10.28	109.66	46.77	89.16	112.97
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						5,046.19			5,053.31
18 Earnings per Equity Share (before and after Extraordinary Items) of Rs. 10 each* (not annualised) in Rs. Basic & Diluted	(0.41)	(0.58)	(0.12)	(1.66)	(0.15)	2.34	0.76	1.97	2.43
* After considering preference shares at a fixed rate									
PART II									
A PARTICULARS OF SHAREHOLDING									
1 Public Shareholding									
- Number of Shares	939011	939011	1083776	939011	1083776	1047953	939011	1083776	1047953
- Percentage of Shareholding	25.18%	25.18%	29.06%	25.18%	29.06%	28.10%	25.18%	29.06%	28.10%
2 Promoters and Promoter Group Shareholding									
a) Pledged / Encumbered	NIL								
b) Non- encumbered									
- Number of Shares	2790420	2790420	2645655	2790420	2645655	2681478	2790420	2645655	2681478
- 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%	70.94%	74.82%	70.94%	71.90%	74.82%	70.94%	71.90%
B INVESTOR'S 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, 2013	NIL								

Notes:

- 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 January 28, 2014.
- As the Company 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.
- The consolidated figures include financials of its subsidiaries and wholly owned partnership firms.
- Previous Year's/ Period's Figures have been regrouped/ rearranged wherever necessary.

For & on behalf of TCI Developers Limited

 Place: Gurgaon
Date : January 28, 2014

 Sd/- D. P. Agarwal
Chairman

CERTIFIED TRUE COPY

For TCI Developers Limited

Mukesh Jain

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

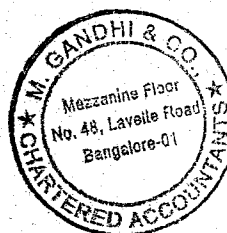
We have reviewed the accompanying statement of unaudited financial results of **TCI Developers Limited** for the period December 31, 2013 except for the disclosures regarding 'Public Shareholding' and 'Promoter and Promoter Group Shareholding' which have been traced from disclosures made by the management 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: 28-01-2014
Place: Bangalore

CERTIFIED TRUE COPY
For TCI Developers Limited
Mukesh Jain
Asst. Company Secretary



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

M. Gandhi
M. Gandhi
(Proprietor)

Membership No. 022958
Firm Regn. No. 000851S