

October 28, 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 October 13, 2015 intimating you about convening of the next Board Meeting of the Company on **October 28, 2015** interalia to consider and approve the Un-audited Financial results for the 2nd Quarter/Half Year ended September 30, 2015.

We are now pleased to inform you that the Board of Directors has interalia approved the following matters in its meeting held on October 28, 2015:

- (i) Un-audited Financial results for the 2nd Quarter/Half Year ended September 30, 2015 (Attached vide Annexure 'A')
- (ii) Limited Review Report given by the Statutory Auditors of the Company. (Attached vide Annexure 'B')

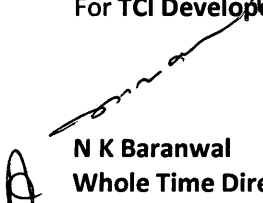
Please take note of the above accordingly.

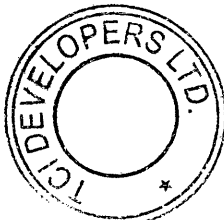
This is for your information, records and meeting the disclosure requirements as per Clause 41 & any other clauses, if applicable, of the Listing Agreement.

Thanking you,

Yours faithfully,

For TCI Developers Limited


N K Baranwal
Whole Time Director
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 (Telangana), CIN : L70102TG2008PLC059173 E-mail : secretarial@tcidevelopers.com Website : www.tcidevelopers.com																									
UN-AUDITED FINANCIAL RESULTS FOR THE QUARTER/ HALF YEAR ENDED 30th SEPTEMBER, 2015												STATEMENT OF ASSETS AND LIABILITIES															
PART I												(₹ In Lacs)															
PARTICULARS	STANDALONE						CONSOLIDATED					PARTICULARS				STANDALONE		CONSOLIDATED									
	Quarter Ended			Period Ended			Year Ended	Period Ended		Year Ended	PARTICULARS	As at	As at	As at	As at												
	30-Sep-15	30-Jun-15	30-Sep-14	30-Sep-15	30-Sep-14	31-Mar-15	30-Sep-15	30-Sep-14	31-Mar-15	30-09-2015		31-03-2015	30-09-2015	31-03-2015													
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited	Unaudited	Unaudited	Audited	Unaudited		Unaudited	Unaudited	Unaudited													
1 Net Sales/ Income from Operations	41.26	31.69	39.59	72.95	68.94	143.34	453.40	414.04	839.26	1 Shareholders' Funds																	
2 Expenses										(a) Share Capital																	
a) Employee Benefits Expenses	36.71	33.84	30.31	70.55	60.09	122.58	71.51	62.64	127.76	- Equity	372.94	372.94	372.94	372.94													
b) Depreciation and Amortisation Expenses	2.78	2.79	2.97	5.57	5.81	11.99	72.31	66.64	146.01	- Preference	423.00	423.00	423.00	423.00													
c) Other Expenses	18.25	14.16	14.80	32.41	32.84	50.40	40.61	42.73	74.15	(b) Reserves and Surplus	5,298.32	5,319.15	5,512.65	5,397.67													
Total Expenses	57.74	50.79	48.08	108.53	98.74	184.97	184.43	172.01	347.92	Sub-total - Shareholders' Funds	6,094.26	6,115.09	6,308.59	6,193.67													
3 Profit from Operations before Other Income, Finance Costs and Exceptional Items (1-2)	(16.48)	(19.10)	(8.49)	(35.58)	(29.80)	(41.63)	268.97	242.03	491.34	2 Share Application Money pending allotment	-	-	-	-													
4 Other Income	1.29	-	-	1.29	-	274.47	5.91	157.22	175.62	3 Minority Interest	-	-	1,187.67	1,186.57													
5 Profit from Ordinary Activities before Finance Costs and Exceptional Items (3+4)	(15.19)	(19.10)	(8.49)	(34.29)	(29.80)	232.84	274.88	399.25	666.96	4 Non-current Liabilities																	
6 Finance Costs	0.17	0.21	0.33	0.38	0.71	1.26	117.57	137.85	271.03	(a) Long Term Borrowings	413.50	415.41	1,975.37	2,161.03													
7 Profit from Ordinary Activities before Tax (5-6)	(15.36)	(19.31)	(8.82)	(34.67)	(30.51)	231.58	157.31	261.40	395.93	(b) Deferred Tax Liabilities	-	10.71	42.40	10.71													
8 Tax Expense	(15.75)	1.91	(2.34)	(13.84)	(10.73)	(14.05)	41.23	43.37	77.39	(c) Other Long Term Liabilities	-	-	589.46	586.15													
9 Net Profit for the period (7-8)	0.39	(21.22)	(6.48)	(20.83)	(19.78)	245.63	116.08	218.03	318.54	(d) Long Term Provisions	4.31	3.72	4.31	3.72													
10 Minority Interest	-	-	-	-	-	-	1.10	0.97	4.80	Sub-total - Non-current Liabilities	417.81	429.84	2,611.54	2,761.67													
11 Net Profit after Taxes, Minority Interest and Share of Profit of Associates (9-10)	0.39	(21.22)	(6.48)	(20.83)	(19.78)	245.63	114.98	217.06	313.74	5 Current Liabilities																	
12 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	(a) Other Current Liabilities	282.14	158.14	803.64	544.34													
13 Reserves excluding Revaluation Reserves as per Balance Sheet of Previous Accounting Year	-	-	-	-	-	5,319.15	-	-	5,397.67	(b) Short Term Provisions	5.98	29.51	112.34	102.93													
14 Earnings per Equity Share (before & after Extraordinary Items) of Rs. 10 each (not annualised) in Rs. Basic & Diluted	0.01	(0.57)	(0.17)	(0.56)	(0.53)	5.91*	3.08	5.82	7.73*	Sub-total - Current Liabilities	288.12	187.65	915.98	647.27													
* after considering the dividend on non cumulative preference shares.												TOTAL - EQUITY AND LIABILITIES	6,800.19	6,732.58	11,023.78	10,789.06											
PART II												B ASSETS															
A PARTICULARS OF SHAREHOLDING												1 Non-current Assets															
1 Public Shareholding												(a) Fixed Assets															
- Number of Shares												2,588.50				2,591.91	10,130.14	10,005.84									
- Percentage of Shareholding												3,185.75				3,018.55	-	1.96									
2 Promoters and Promoter Group Shareholding												(c) Non-current Investments				3.13				-	-						
a) Pledged / Encumbered												(d) Deferred Tax Liabilities				654.10				654.11	65.61	25.36					
b) Non-encumbered												(e) Long Term Loans and Advances				-				-	39.01	13.28					
- Number of Shares												Sub-total - Non-current Assets				6,431.48				6,264.57	10,236.72	10,046.44					
- Percentage of Shares (as a % of the total shareholding of promoter and promoter group)												2 Current Assets				279.15				279.15	279.15	279.15					
- Percentage of Shares (as a % of the total share capital of the company)												(a) Inventories				19.75				9.02	219.36	9.02					
												(b) Trade Receivables				13.57				5.95	111.41	305.30					
												(c) Cash and Cash Equivalents				56.24				173.89	177.14	149.15					
												(d) Short-term Loans and Advances				368.71				468.01	787.06	742.62					
												Sub-total - Current Assets				6,800.19				6,732.58	11,023.78	10,789.06					
												TOTAL - ASSETS															
B INVESTOR COMPLAINTS												Pending at the beginning of the quarter				Received during the quarter				Disposed off during the quarter				Remaining unresolved at the end of the quarter			
Quarter ended 30th September, 2015												NIL				NIL				NIL				NIL			
Place: Gurgaon												For & on behalf of TCI Developers Limited															
Date : October 28, 2015												Sd/- D. P. Agarwal															
												Chairman															

CERTIFIED TRUE COPY
For TCI Developers Limited

Director

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 ended September 30, 2015 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.



For M. Gandhi & Co.
Chartered Accountants

M. Gandhi
(Proprietor)

Membership No. 022958
Firm Regn. No. 0008515

Date: 28-10-2015
Place: Bangalore

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For TCI Developers Limited

Director