

01st August, 2018

The National Stock Exchange of India Ltd.
The Listing Department,
"Exchange Plaza",
Bandra Kurla Complex, Bandra (East),
Mumbai – 400 051

BSE Ltd.
The Department of Corporate Services,
Chiroz Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400 001

Scrip Symbol: TCIDEVELOP

Scrip Code: 533393

Dear Sir/Madam,

Sub: Outcome of Board Meeting

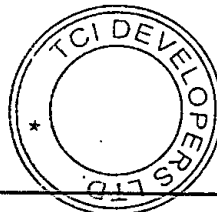
This is in continuation to our letter dated 11th June, 2018 intimating you about the next Board Meeting of the Company to be held on Wednesday, 01st August, 2018 for consideration/ approval of unaudited financials for the 1st Quarter ended 30th June, 2018. We are now pleased to inform you that the Board of Directors, at its meeting held today, have inter alia considered/approved:

- I. Unaudited Financial Results for the 1st Quarter ended 30th June, 2018. (enclosed as Annexure-I)
- II. Limited Review Report, as submitted by the Statutory Auditor of the Company on the above results. (enclosed as Annexure-II)
- III. Approved appointment of Ms. Saloni Gupta as Company Secretary & Compliance Officer of the Company effective from 01st August, 2018.

Ms. Saloni Gupta: Company Secretary and Compliance Officer

Reason for Change (Appointment)	Consequent to resignation of Mr. Nand Lal Thakur as Company Secretary & Compliance Officer of the Company.
Date of Appointment and Term of Appointment	Effective date of appointment is 1 st August, 2018 and term shall be governed by the Company's Policy.
Brief Profile	Ms. Saloni Gupta is an Associate Member of Institute of Company Secretaries of India having experience of approx. two years in the field of Corporate Governance and Secretarial Compliances.

The Board meeting commenced at 12.30 PM and concluded at 02.00 PM.



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



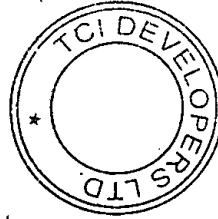
This is for your information, records and meeting the disclosure requirements as prescribed under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Thanking you,

Yours faithfully,
For TCI Developers Limited

GK

N K Baranwal
Whole Time Director & Compliance Officer
Encl: As above



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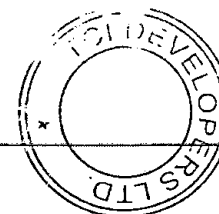
Statement of Standalone & Consolidated Unaudited Financial Results for the Quarter ended 30th June 2018

Particulars	Standalone				Consolidated			
	Quarter Ended		Year Ended		Quarter Ended		Year Ended	
	30-Jun-18	31-Mar-18	30-Jun-17	31-Mar-18	30-Jun-18	31-Mar-18	30-Jun-17	31-Mar-18
Net Sales/ Income from Operations	39.30	47.62	42.01	177.93	221.92	272.11	263.50	1,070.89
Other Income	18.86	290.86	11.70	336.68	1.63	0.34	8.78	152.22
Total Revenue	58.16	338.48	53.71	514.61	223.55	272.45	272.28	1,223.11
Expenses								
Operating Expenses	-	-	-	-	-	-	-	-
Changes in inventories of finished goods, work-in-progress and stock-in-trade	-	-	-	-	-	-	-	-
Employee Benefits Expenses	73.14	81.44	54.62	270.94	84.30	89.88	63.23	304.35
Finance Costs	18.94	9.45	10.08	65.20	13.13	23.83	54.99	179.78
Depreciation and Amortization Expenses	6.97	6.55	7.22	27.32	38.17	37.74	38.16	151.72
Other Expenses	35.14	31.51	17.96	153.29	45.82	49.63	33.27	221.01
Total Expenses	134.19	128.95	89.88	516.75	181.42	201.08	189.65	856.86
Profit before Extraordinary Items and Tax	(76.03)	209.53	(36.17)	(2.14)	42.13	71.37	82.63	366.25
Less: Tax Expense								
-Current Tax	-	-	-	-	28.75	28.73	25.71	141.63
-MAT Credit for Current year	-	-	-	-	(1.31)	(2.49)	(3.40)	(11.93)
-Taxes for earlier years	-	-	-	-	(0.03)	(0.04)	-	(0.04)
-Deferred tax	(20.67)	(15.88)	(4.00)	(63.61)	(10.93)	(9.83)	(17.68)	(59.85)
Total Tax Expense	(20.67)	(15.88)	(4.00)	(63.61)	16.48	16.37	4.63	69.71
Profit After Tax	(55.36)	225.41	(32.17)	61.47	25.65	55.00	78.00	296.54
Other Comprehensive Income	-	-	-	-	-	-	-	-
Total Comprehensive Income	(55.36)	225.41	(32.17)	61.47	25.65	55.00	78.00	296.54
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
Other Equity as shown in the balance sheet				5,677.68				6,497.14
Earning per Equity Share:								
Basic	(1.48)	6.04	(0.86)	1.65	0.69	1.47	2.09	7.95
Diluted	(1.48)	6.04	(0.86)	1.65	0.69	1.47	2.09	7.95

Notes:

- The financial results were reviewed by the audit committee and were thereafter approved by the Board of Directors of the Company at their respective meetings held on 1st August, 2018. The statutory auditors of the Company have carried out the limited review of the financial results.
- During July 2018, the company has sold one of its investment properties, consisting of land and building (including fixtures therein) for a consideration of Rs 2358 lakhs, which had a carrying amount of Rs 1021.08 lakhs. This may be treated as disclosure under the policy on disclosure of material information and events formulated in line with SEBI (Listing Obligation and Disclosure Requirement) regulation, 2015 as amended from time to time.
- As the Company's main business activity falls within a single primary Business segment viz. "Real Estate and Warehousing Development" the disclosure requirements of Ind AS 108 'Operating Segments' is not applicable.
- The consolidated figures includes financial of its subsidiaries and subsidiaries partnership firms.

Place: Hyderabad
Dated: 1st August 2018



For TCI Developers Limited

D.P. Agarwal
Chairman



Luharuka & Associates
Chartered Accountants

Networking Member of:

Singhi & Associates
Kolkata, India

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

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

Limited Review Report

To The Board of Directors of

TCI Developers Limited

1. We have reviewed the accompanying statement of Unaudited Standalone Financial Results of TCI Developers Limited ('the Company'), for the quarter ended June 30, 2018 ('the Statement'), being submitted by the Company pursuant to the requirements of Regulation of 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with SEBI Circular No. Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016.
2. The preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" (Ind AS 34) prescribed under Section 133 of the Companies Act, 2013 read with Rule 3 of Companies (Indian Accounting Standards) Rules, 2015 read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016 is the responsibility of the Company's management and has been approved by the Board of Directors of the Company. Our responsibility is to issue a report on the Statement based on our review.
3. We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, 'Review of Interim Financial Information performed by the Independent Auditor of the Entity' 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 analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
4. Based on our review conducted as stated above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the applicable Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013, read with relevant rules issued thereunder and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016, including the manner in which it is to be disclosed, or it contains any material misstatement.

For Luharuka & Associates
Chartered Accountants
Firm Registration Number: 018825



Place: Hyderabad
Dated: 1st August 2018.


(Rameshchand Jain)
Partner
M.No. 023019

Kolkata

New Delhi

Mumbai

Chennai

Guwahati

Bengaluru



Luharuka & Associates
Chartered Accountants

Networking Member of:
Singhi & Associates
Kolkata, India

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

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

LIMITED REVIEW REPORT

To the Board of Directors of
TCI Developers Limited

1. We have reviewed the accompanying statement of Unaudited Consolidated Financial Results of TCI Developers Limited ("the Company") and its subsidiaries (the Company and its subsidiaries constitute 'the Group') for the quarter ended 30th June, 2018, being submitted by the Company pursuant to the requirement of Regulation of 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016.
2. The preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" (Ind AS 34) prescribed under Section 133 of the Companies Act, 2013 read with Rule 3 of Companies (Indian Accounting Standards) Rules, 2015 read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016 is the responsibility of the Company's management and has been approved by the Board of Directors of the Company. Our responsibility is to issue a report on the Statement based on our review.
3. We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, 'Review of Interim Financial Information performed by the Independent Auditor of the Entity' 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 analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

The Statement includes the results of the following entities:

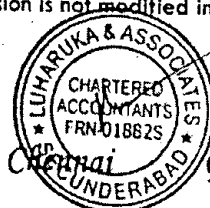
Sl No	Name of the Entity	Relationship
1	TCI Properties (Guj)	Subsidiary Partnership Firm
2	TCI Properties (Delhi)	Subsidiary Partnership Firm
3	TCI Properties (South)	Subsidiary Partnership Firm
4	TCI Properties (NCR)	Subsidiary Partnership Firm
5	TCI Warehousing (MH)	Subsidiary Partnership Firm
6	TCI Properties (West) Limited	Subsidiary Company
7	TCI Distribution Centers Limited	Subsidiary Company
8	TCI Infrastructure Limited	Subsidiary Company
9	TDL Warehousing Parks limited	Subsidiary Company

4. We did not review the financial results of three subsidiaries companies and five subsidiaries partnership firms included in the unaudited consolidated financial results, whose financial results reflect total assets of Rs.3879.95 lakhs and total revenues of Rs.69.81 lakhs for the quarter ended 30th June 2018, as considered in the unaudited consolidated financial results. These financial results have not been reviewed by their auditors and are based solely on the management certified accounts. Our conclusion is not modified in respect of this matter.

Kolkata

New Delhi

Mumbai

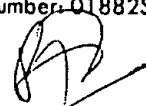


Guwahati

Bengaluru

5. Based on our review conducted as stated above and based on the consideration of management certified accounts referred to above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the applicable Indian Accounting Standards ('Ind As') specified under Section 133 of the Companies Act, 2013, read with relevant rules issued thereunder and other recognized accounting practices and policies generally accepted in India has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016, including the manner in which it is to be disclosed, or it contains any material misstatement.

For Luharuka & Associates
Chartered Accountants
Firm Registration Number: 018825



(Rameshchand Jain)
Partner
M.No. 023019

Place: Hyderabad
Dated: 1st August 2018

