

# TERRAFORM MAGNUM LIMITED

Corporate Identity Number: L65990MH1982PLC040684

Regd. Off.: Godrej Coliseum, A- Wing 1301, 13<sup>th</sup> Floor, Behind Everard Nagar,  
Off Eastern Express Highway, Sion (East), Mumbai -400 022 T: + 91 (22) 62704900  
Web: [www.terraformmagnum.com](http://www.terraformmagnum.com) E-mail: [secretarial@terraformrealty.com](mailto:secretarial@terraformrealty.com)

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November 14, 2022

To,  
Corporate Service Department  
BSE Limited,  
P.J. Towers, Dalal Street,  
Mumbai- 400 001.

Company Code: 506162

Dear Sir,

**Sub: Outcome of Board Meeting and disclosure under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.**

**Ref: Additional Details Required for Corporate Announcement filed under Regulation 30 of SEBI (LODR) Regulations, 2015**

Pursuant to Regulation 30 and Regulation 33 read with Schedule III of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we are pleased to inform you that the Board of Directors of Terraform Magnum Limited ("the Company") at its Meeting held on November 10, 2022 commenced at 4.00 pm and concluded at 4.25 pm, have inter-alia considered and approved the following business:

- 1) Unaudited Financial Results of the Company for the Second Quarter ended September 30, 2022; and
- 2) Limited Review Report of the Statutory Auditors of the Company for the said period.

We request you to take the above information on record.

Thanking You,

Yours faithfully,

For Terraform Magnum Limited



Mukesh Gupta  
Company Secretary & Compliance Officer



Encl: As above

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**STATEMENT OF UN-AUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30TH SEPTEMBER, 2022**

(Amt in Lakhs. Expect EPS)

Sr. No.	Particulars	Quarter ended			Half- Year ended		Year ended
		Un-Audited	Un-Audited	Un-Audited	Un-Audited	Un-Audited	Audited
		30.09.2022	30.06.2022	30.09.2021	30.09.2022	30.09.2021	31.03.2022
	<b>Income</b>						
1	Revenue from Operations	0.00	0.00	0.00	0.00	0.00	0.00
2	Other Incomes	70.89	0.11	0.09	71.00	2.56	2.81
3	<b>Total Income (1+2)</b>	<b>70.89</b>	<b>0.11</b>	<b>0.09</b>	<b>71.00</b>	<b>2.56</b>	<b>2.81</b>
	<b>Expenses</b>						
	a) Cost of Materials consumed	0.00	0.00	0.00	0.00	0.00	0.00
	b) Purchases of stock-in-trade	0.00	0.00	0.00	0.00	0.00	0.00
	c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	0.00	0.00	0.00	0.00	0.00	0.00
	d) Employee benefit expenses	0.00	0.00	0.00	0.00	0.00	0.00
	e) Finance costs	11.92			11.92		15.34
	f) Depreciation and amortisation expenses	0.00	0.00	0.00	0.00	0.00	0.00
	g) Other Expenses	1862.91	6.57	0.59	1869.48	4.24	7.76
	<b>Total Expenses</b>	<b>1874.83</b>	<b>6.57</b>	<b>0.59</b>	<b>1881.39</b>	<b>4.24</b>	<b>23.10</b>
5	<b>Profit (Loss) before exceptional and extraordinary items and tax (3-4)</b>	<b>(1,803.94)</b>	<b>(6.46)</b>	<b>(0.51)</b>	<b>(1,810.40)</b>	<b>(1.68)</b>	<b>(20.29)</b>
6	Exceptional items	0.00	0.00	0.00	0.00	0.00	0.00
7	<b>Profit (Loss) before extraordinary items and tax (5-6)</b>	<b>(1,803.94)</b>	<b>(6.46)</b>	<b>(0.51)</b>	<b>(1,810.40)</b>	<b>(1.68)</b>	<b>(20.29)</b>
8	Extraordinary items	0.00	0.00	0.00	0.00	0.00	0.00
9	<b>Profit / (Loss) before tax</b>	<b>(1,803.94)</b>	<b>(6.46)</b>	<b>(0.51)</b>	<b>(1,810.40)</b>	<b>(1.68)</b>	<b>(20.29)</b>
10	<b>Tax expense:</b>						
	a) Current Tax	0.00		0.00			
	b) Short/ (Excess) provision of earlier year	0.00	(0.00)	0.00	(0.00)	0.00	(0.00)
	c) Prior period Tax					0.37	0.37
	d) Deferred Tax	0.00	0.00	0.00	0.00	0.00	
11	<b>Net Profit (Loss) for the period from Continuing Operations (9-10)</b>	<b>(1,803.94)</b>	<b>(6.46)</b>	<b>(0.51)</b>	<b>(1,810.40)</b>	<b>(2.05)</b>	<b>(20.66)</b>
12	Profit (Loss) from discontinuing Operations before tax	0.00	0.00	0.00	0.00	0.00	0.00
13	Tax expense of discontinuing operations	0.00	0.00	0.00	0.00	0.00	0.00
14	Net Profit/ (Loss) from discontinuing operations after tax (10±11)	0.00	0.00	0.00	0.00	0.00	0.00
15	<b>Profit / (Loss) for the Period (11± 14)</b>	<b>(1,803.94)</b>	<b>(6.46)</b>	<b>(0.51)</b>	<b>(1,810.40)</b>	<b>(2.05)</b>	<b>(20.66)</b>
16	Other Comprehensive Income (OCI)	0.00	0.00	0.00			
17	<b>Total Comprehensive Income for the period (15±16)</b>	<b>(1,803.94)</b>	<b>(6.46)</b>	<b>(0.51)</b>	<b>(1,810.40)</b>	<b>(2.05)</b>	<b>(20.66)</b>
18	Share of Profit / (Loss) of Associates	0.00	0.00	0.00	0.00	0.00	0.00
19	Disposal in the stake of Subsidiary.	0.00	0.00	0.00	0.00	0.00	0.00
20	Non-Controlling Interest	0.00	0.00	0.00	0.00	0.00	0.00
21	<b>Net Profit / (Loss) after Taxes, Minority Interest and Share of Profit / (Loss) of Associates (17 ± 18± 19± 20)</b>	<b>(1,803.94)</b>	<b>(6.46)</b>	<b>(0.51)</b>	<b>(1,810.40)</b>	<b>(2.05)</b>	<b>(20.66)</b>
22	<b>Paid-up Equity Share Capital (Face Value of the Share shall be Indicated)</b>	<b>24.00</b>	<b>24.00</b>	<b>24.00</b>	<b>24.00</b>	<b>24.00</b>	<b>24.00</b>
23	Other Equity	0.00	0.00	0.00	0.00	0.00	(15.00)
24.	<b>Earnings per Share (Before Extraordinary items) (of Rs. Nil each) (Not Annualised):</b>						
i.	(a) Basic	(751.64)	(2.69)	(0.21)	(754.33)	(0.85)	(8.61)
	(b) Diluted						
24.	<b>Earnings per Share (After Extraordinary items) (of Rs. Nil each) (Not Annualised)</b>						
ii.	(a) Basic	(751.64)	(2.69)	(0.21)	(754.33)	(0.85)	(8.61)
	(b) Diluted						





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1	The above results for the quarter ended 30th September 2022 are reviewed and recommended by the Audit Committee and approved by the Board of Directors of the Company in their respective meeting held on 10th November 2022 and are subjected to a "Limited Review Report" by the Statutory Auditor.
2	The Un-Audited Financial Results for the Quarter ended 30.09.2022 of the Company are available on the Company's website www.terraformmagnum.com and also available on BSE Ltd. respectively.
3	The Company has entered into a Deed of Assignment dated 26th April 2019 for the assignment of its rights in the property held as stock in trade at Kandivali (East) for an agreed consideration. The assignee has committed various defaults from time to time. The Company has served a notice to the assignee to comply with the contractual obligations by paying all the dues immediately. Since, there are significant uncertainties relating to the completion of the transaction, the company has not recognised revenue with respect to the above transaction.
4	Other expenses include a sum of Rs. 18.00 Crores towards payment made pursuant to arbitration award for termination of Joint Development Agreement.
5	The above statements has been prepared in accordance with the Companies (Indian Accounting Standards) Rules, 2015 (Ind AS) prescribed under Section 133 of the Companies Act, 2013 and other recognised accounting practices and policies to the extent applicable.
6	The figures of previous periods are regrouped / rearranged wherever considered necessary to correspond with the current period presentation.
7	The figures in ` Lakhs are rounded off to two decimals.

DATE: 10th November, 2022  
PLACE: Mumbai



For TERRAFORM MAGNUM LIMITED

*Uday Mota*  
UDAY MOTA  
Managing Director  
DIN No. 08635338

**TERRAFORM MAGNUM LIMITED**

CIN: L65990MH1982PLC040684

Registered Office:- Godrej Coliseum, A- Wing 1301, 13th Floor, Behind Everard Nagar, Off Eastern Express Highway, Sion (East), Mumbai 400 022.

**Unaudited Statement of Assets and Liabilities**

	Particulars	As at 30.09.2022 (Un- Audited) (Amount in Lakh)	As at 31.03.2022 (Audited) (Amount in Lakh)
<b>A</b>	<b>ASSETS</b>		
<b>1</b>	<b>Non-current Assets</b>		
(a)	Property, plant and equipment	0.00	0.00
(b)	Intangible Asset	0.00	0.00
(c)	Capital work-in progress	0.00	0.00
(d)	Financial Assets		
	i) Investments	0.00	0.00
	ii) Loans	0.00	0.00
	iii) Other financial assets	0.36	0.36
(e)	Deferred tax Assets		
(e)	Other Non Current Assets	0.00	0.00
	<b>Sub-Total of Non-Current Assets</b>	<b>0.36</b>	<b>0.36</b>
<b>2</b>	<b>Current Assets</b>		
(a)	Inventories	775.85	775.85
(b)	Financial Assets		
	(i) Investments	0.00	0.00
	(ii) Trade Receivables	0.00	0.00
	(iii) Cash and Cash Equivalents	53.18	12.77
	(iv) other Bank Balances	0.00	0.00
	(v) Loans	0.00	0.00
	(vi) Other Financial Assrts	9.00	1.92
(c)	other Current Assets	464.00	2795.00
	<b>Sub-Total of Current Assets</b>	<b>1302.03</b>	<b>3585.54</b>
	<b>TOTAL ASSETS</b>	<b>1302.39</b>	<b>3585.90</b>
<b>B</b>	<b>EQUITY AND LIABILITIES</b>		
<b>1</b>	<b>Equity</b>		
(a)	Equity Share Capital	24.00	24.00
(b)	Other Equity		
	(i) Retained Earnings	0.00	0.00
	(ii) Reserves and surplus	-1825.40	-15.00
	(ii) Other reserves	0.00	0.00
	<b>Sub-total Shareholders Funds</b>	<b>-1801.40</b>	<b>9.00</b>
<b>2</b>	<b>Liabilities</b>		
<b>1</b>	<b>Non-Current Liabilities</b>		
(a)	Financial Liabilities		
	(i) Borrowings	0.00	0.00
	(ii) Trade Payables	0.15	0.15
(b)	Deferred Tax Liabilities	0.00	0.00
(c)	other Non-Current Liabilities	0.00	0.00
	<b>Sub-Total Non-Current Liabilities</b>	<b>0.15</b>	<b>0.15</b>
<b>2</b>	<b>Current Liabilities</b>		
(a)	Financial Liabilities		
	(i) Borrowings	0.00	513.80
	(ii) Trade Payables	29.26	0.15
	(iii) other Financial Liabilities	24.38	12.80
(b)	Other Current Liabilities	3050.00	3050.00
(c)	Provisions		
	<b>Sub-total - Current Liabilities</b>	<b>3103.64</b>	<b>3576.75</b>
	<b>Total Equity and Liabilities</b>	<b>1302.39</b>	<b>3585.90</b>

For TERRAFORM MAGNUM LIMITED



*Uday Mota*  
UDAY MOTA

Managing Director  
DIN No. 08635338

PLACE : MUMBAI  
DATE: 10th November, 2022



**TERRAFORM MAGNUM LIMITED**

CIN: L65990MH1982PLC040684

Registered Office:- Godrej Coliseum, A- Wing 1301, 13th Floor, Behind Everard Nagar, Off Eastern Express Highway, Sion (East), Mumbai 400 022.

**Un-Audited Statement of Cash Flow for the period ended September 30, 2022**

(Amount in Lacs)

Particulars	30.09.2022		30.09.2021	
<b>A Cash flow from operating activities :</b>				
Profit before tax		(1,810.40)		(1.68)
<b>Adjustments for:</b>				
Dividend received	71.00		2.56	
Interest received				
Sundry balance w/back		71.00		2.56
<b>Operating profit before working capital changes</b>		<b>(1,881.39)</b>		<b>(4.24)</b>
<b>Adjustments for:</b>				
Decrease/Increase in inventories	-		(333.59)	
Decrease/(increase) in current financial assets	(7.08)		30.55	
Decrease/(increase) in other current assets	2,331.00		(410.00)	
Increase in trade receivables				
Decrease/Increase in trade payables	29.11		1.74	
Decrease/Increase in current financial liabilities	11.58		(0.29)	
Increase in non-financial liabilities				
(Decrease)Increase in Other non-current liabilities			-	
Increase in other current liabilities			-	
		<b>2,364.61</b>		<b>(711.59)</b>
<b>Cash generated from operating activities</b>		<b>483.22</b>		<b>(715.83)</b>
Excess provision for earlier year			0.00	
Prior Period Tax			(0.37)	
				<b>(0.37)</b>
<b>Net cash generated from operating activities</b>		<b>483.22</b>		<b>(716.20)</b>
<b>B Cash flow from investing activities:</b>				
Interest received	71.00		2.56	
Sundry balance w/back				
<b>Net cash used in investing activities</b>		<b>71.00</b>		<b>2.56</b>
<b>C Cash flow from financing activities:</b>				
(Repayment)/proceeds of Long term borrowings, net				
(Repayment)/proceeds of Short term borrowings, net	(513.80)		500.00	
<b>Net cash generated from financing activities</b>		<b>(513.80)</b>		<b>500.00</b>
Net increase in cash and cash equivalents (A+B+C)		<b>40.41</b>		<b>(213.64)</b>
Cash and cash equivalents at the beginning of the year		12.77		231.89
<b>Cash and cash equivalents at the end of the year</b>		<b>53.18</b>		<b>18.25</b>

Notes:

- 1) Figures in bracket represent cash outflow.
- 2) Direct taxes paid are treated as arising from operating activities and are not bifurcated between Investing and financing activities.
- 3) The Cash and cash equivalents figures are net off overdrawn balance with bank reflected in other current liability
- 4) The accompanying notes are integral part of the financial statements.

For Terraform Magnum Limited



*Uday Mota*  
**UDAY MOTA**  
 Managing Director  
 DIN No. 08635338

Place: Mumbai

Date: 10th November, 2022



**INDEPENDENT AUDITOR'S REVIEW REPORT ON REVIEW OF INTERIM STANDALONE FINANCIAL RESULTS**

**THE BOARD OF DIRECTORS,**

**TERRAFORM MAGNUM LIMITED,**

We have reviewed the accompanying Statement of standalone unaudited financial results of **M/s TERRAFORM MAGNUM LIMITED** (the company) for the Quarter ended September 30, 2022, and year to date from April 01, 2022, to September 30, 2022 (the "Statement") attached herewith, being submitted by the company pursuant to the requirement of Regulation 33 of the SEBI (Listing obligations and Disclosure Requirements) Regulations 2015, as amended.

This statement which is the responsibility of the Company's Management and approved by the Board of Directors has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 Interim Financial Reporting (Ind AS 34), prescribed under section 133 of the Companies Act, 2013 read with relevant rules issued there under and other accounting principles generally accepted in India. Our responsibility is to issue a report on the statement based on our review.

We conducted our review of the Statement accordance with the revised standard on Review Engagement (SRE) 2410 'Review of Interim Financial Information performed by the Independent Auditor of the Entity' issued the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as about whether the statement is free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures 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 stated above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with the aforesaid Indian accounting standards and other accounting principles 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, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.

**For DMKH & Co.**  
**Chartered Accountants**  
**Firm Registration No.: 116886W**

**Mukesh Laddha**  
**Partner**  
**Membership No.: 401845**  
**UDIN No.: 22401845BCSPWO6235**  
**Place: GANDHINAGAR**  
**Date: 10-11-2022**