

TERRAFORM MAGNUM LIMITED

Corporate Identity Number: L65990MH1982PLC040684

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

November 08, 2023

To,
Corporate Service Department
BSE Limited,
P.J. Towers, Dalal Street,
Mumbai- 400001.

Company Code: 506162

Dear Sir,

Sub: Outcome of Board Meeting and disclosure under SEBI (Listing Obligations and Disclosure Requirements) 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 08, 2023 commenced at 4:00 pm and concluded at 5:15 pm, have inter-alia considered and approved the following business:

- 1) Unaudited Financial Results of the Company for the Second Quarter ended September 30, 2023; and
- 2) Limited Review Report of the Statutory Auditors of the Company for the said period.
- 3) To note the resignation of Mrs. Ankita Gupta from the post of Company Secretary & Compliance Officer w.e.f 11th October, 2023.
- 4) Appointment of Ms. Urmi Bhanushali (A72704) as Company Secretary & Compliance Officer of the Company.

We request you to take the above information on record.

Thanking You,
Yours faithfully,

For Terraform Magnum Limited


Uday Mota
Managing Director
(DIN:08635338)



Encl: As above

Annexure-A

The particulars for appointment of Ms. Urmi Bhanushali as Company Secretary & Compliance Officer are as under:

Disclosure Requirement	Details
1. Reason for Change viz appointment, resignation, removal, death	Appointment
2. Date of Appointment & term of appointment	On the recommendation of Nomination & Remuneration committee, the Board at its meeting held on (November 08, 2023) has appointed Ms. Urmi Bhanushali as Company Secretary & Compliance Officer of the Company w.e.f. November 08, 2023 as per the provision of Section 203 of Companies Act, 2013 & SEBI (LODR) Regulations, 2015.
3. Brief Profile	Ms. Urmi Bhanushali is a Associate Member of ICSI, having Membership No. A72704. She has done her L.L.B and B.Com from Mumbai University. She has experience in managing secretarial functions and compliance matters ensuring that the Company complies and operates in accordance with statutory and legal provisions.
4. Disclosure of Relationship between Directors (in case of appointment of Director)	Not Applicable

TERRAFORM MAGNUM LIMITED							
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STATEMENT OF UN-AUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30TH SEPTEMBER, 2023							
(Amt in Lakhs. Except EPS)							
Sr. No.	Particulars	Quarter ended			Half- Year ended		Year ended
		Un-Audited 30.09.2023	Un-Audited 30.06.2023	Un-Audited 30.09.2022	Un-Audited 30.09.2023	Un-Audited 30.09.2022	Audited 31.03.2023
	Income						
1	Revenue from Operations	-	-	-	-	-	-
2	Other Incomes	0.13	0.02	70.89	0.14	71.00	71.35
3	Total Income (1+2)	0.13	0.02	70.89	0.14	71.00	71.35
	4 Expenses						
	a) Cost of Materials consumed	-	-	-	-	-	-
	b) Purchases of stock-in-trade	-	-	-	-	-	-
	c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	-	-	-	-	-	-
	d) Employee benefit expenses	-	-	-	-	-	-
	e) Finance costs	-	-	11.92	-	11.92	11.92
	f) Depreciation and amortisation expenses	-	-	-	-	-	-
	g) Other Expenses	2.27	2.22	1862.91	4.49	1869.48	1,882.10
	Total Expenses	2.27	2.22	1874.83	4.49	1881.39	1894.02
5	Profit (Loss) before exceptional and extraordinary items and tax (3-4)	(2.14)	(2.21)	(1,803.94)	(4.35)	(1,810.40)	(1,822.67)
6	Exceptional items	-	-	-	-	-	-
7	Profit (Loss) before extraordinary items and tax (5-6)	(2.14)	(2.21)	(1,803.94)	(4.35)	(1,810.40)	(1,822.67)
8	Extraordinary items	-	-	-	-	-	-
9	Profit / (Loss) before tax	(2.14)	(2.21)	(1,803.94)	(4.35)	(1,810.40)	(1,822.67)
10	Tax expense:						
	a) Current Tax	-	-	-	-	-	-
	b) Short/ (Excess) provision of earlier year	-	(0.00)	-	(0.00)	-	(0.00)
	c) Prior period Tax	-	-	-	-	-	-
	d) Deferred Tax	-	-	-	-	-	-
11	Net Profit (Loss) for the period from Continuing Operations (9-10)	(2.14)	(2.21)	(1,803.94)	(4.35)	(1,810.40)	(1,822.67)
12	Profit (Loss) from discontinuing Operations before tax	-	-	-	-	-	-
13	Tax expense of discontinuing operations	-	-	-	-	-	-
14	Net Profit/ (Loss) from discontinuing operations after tax (10±11)	0.00	0.00	0.00	0.00	0.00	0.00
15	Profit / (Loss) for the Period (11± 14)	(2.14)	(2.21)	(1,803.94)	(4.35)	(1,810.40)	(1,822.67)
16	Other Comprehensive Income (OCI)	-	-	-	-	-	-
17	Total Comprehensive Income for the period (15±16)	(2.14)	(2.21)	(1,803.94)	(4.35)	(1,810.40)	(1,822.67)
18	Share of Profit / (Loss) of Associates	-	-	-	-	-	-
19	Disposal in the stake of Subsidiary.	-	-	-	-	-	-
20	Non-Controlling Interest	-	-	-	-	-	-
21	Net Profit / (Loss) after Taxes, Minority Interest and Share of Profit / (Loss) of Associates (17 ± 18± 19± 20)	(2.14)	(2.21)	(1,803.94)	(4.35)	(1,810.40)	(1,822.67)
22	Paid-up Equity Share Capital (Face Value of the Share shall be Indicated)	24.00	24.00	24.00	24.00	24.00	24.00
23	Other Equity	-	-	-	-	-	(1,837.67)
24.	Earnings per Share (Before Extraordinary items) (of Rs. Nil each) (Not Annualised):						
i.	(a) Basic	(0.89)	(0.92)	(751.64)	(1.81)	(754.33)	(759.44)
	(b) Diluted						
24.	Earnings per Share (After Extraordinary items) (of Rs. Nil each) (Not Annualised)						
ii.	(a) Basic	(0.89)	(0.92)	(751.64)	(1.81)	(754.33)	(759.44)
	(b) Diluted						

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- 1 The above results for the quarter ended 30th September 2023 are reviewed and recommended by the Audit Committee and approved by the Board of Directors of the Company in their respective meeting held on 8th November 2023 and are subjected to a "Limited Review Report" by the Statutory Auditor.
- 2 The Un-Audited Financial Results for the Quarter ended 30.09.2023 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, significant uncertainties and disputes relating to the completion of the transaction are continued during the year, the Company will recognise revenue under Ind AS 115 on fulfilment of specific performance obligation and resolution of significant uncertainties
- 4 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.
- 5 The figures of previous periods are regrouped / rearranged wherever considered necessary to correspond with the current period presentation.
- 6 The figures in ` Lakhs are rounded off to two decimals.

DATE : 08.11.2023
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 400 021

Un-Audited Statement of Cash Flow for the period ended September 30, 2023

(Amount in Lac)

Particulars	30.09.2023		30.09.2022	
A Cash flow from operating activities :				
Profit before tax		(4.35)		(1,810.4)
Adjustments for:				
Dividend received			(71.00)	
Interest received	(0.14)			
Sundry balance w/back		(0.14)		(71.0)
Operating profit before working capital changes		(4.49)		(1,881.3)
Adjustments for:				
Decrease/Increase in inventories	(0.64)			
Decrease/Increase Loans and Advances	(0.04)			
Decrease/(increase) in current financial assets			(7.08)	
Decrease/(increase) in other current assets	(1.63)		2,331.00	
Increase in trade receivables				
Decrease/Increase in trade payables	0.00		29.11	
Decrease/Increase in current financial liabilities	0.05		11.58	
Increase in non-financial liabilities				
(Decrease)Increase in Other non-current liabilities				
Increase in other current liabilities				
Cash generated from operating activities		(2.25)		2,364.6
Excess provision for earlier year	0.00	(6.74)		483.2
Prior Period Tax	0.00		0.00	
Net cash generated from operating activities		0.00		0.0
		(6.74)		483.2
B Cash flow from investing activities:				
Interest received	0.14		71.00	
Net cash used in investing activities		0.14		71.0
C Cash flow from financing activities:				
(Repayment)/proceeds of Long term borrowings, net				
(Repayment)/proceeds of Short term borrowings, net	10.00		(513.80)	
Net cash generated from financing activities		10.00		(513.8)
Net increase in cash and cash equivalents (A+B+C)		3.40		40.4
Cash and cash equivalents at the beginning of the year		8.05		12.7
Cash and cash equivalents at the end of the year		11.45		53.1

For Terraform Magnum Limite



Uday Moti
 UDAY MOTI
 Managing Director
 DIN No. 0863533

Place: Mumbai
 Date: 08.11.2023

TERRAFORM MAGNUM LIMITED

CIN: L65990MH1982PLCO40684

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 30.09.2023 (Un- Audited) (Amount in Lakh)	As at 31.03.2023 (Audited) (Amount in Lakh)
A	ASSETS		
1	Non-current Assets		
(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	0.00	0.00
(e)	Deferred tax Assets		
(e)	Other Non Current Assets	0.00	0.00
	Sub-Total of Non-Current Assets	0.00	0.00
2	Current Assets		
(a)	Inventories	777.73	777.09
(b)	Financial Assets		
i)	Investments	0.00	0.00
ii)	Trade Receivables	0.00	0.00
iii)	Cash and Cash Equivalents	11.45	8.05
iv)	other Bank Balances	0.00	0.00
v)	Loans and Advances	0.04	0.00
vi)	Other Financial Assrts	7.48	7.48
(c)	other Current Assets	456.63	455.00
	Sub-Total of Current Assets	1253.32	1247.61
	TOTAL ASSETS	1253.32	1247.61
B	EQUITY AND LIABILITIES		
1	Equity		
(a)	Equity Share Capital	24.00	24.00
(b)	Other Equity		
i)	Retained Earnings	0.00	0.00
ii)	Reserves and surplus	-1842.02	-1837.67
iii)	Other reserves	0.00	0.00
	Sub-total Shareholders Funds	-1818.02	-1813.67
2	Liabilities		
1	Non-Current Liabilities		
(a)	Financial Liabilities		
i)	Borrowings	0.00	0.00
ii)	Trade Payables	0.00	0.00
(b)	Deferred Tax Liabilities	0.00	0.00
(c)	other Non-Current Liabilities	0.00	0.00
	Sub-Total Non-Current Liabilities	0.00	0.00
2	Current Liabilities		
(a)	Financial Liabilities		
i)	Borrowings	10.00	0.00
ii)	Trade Payables	0.15	0.15
iii)	other Financial Liabilities	11.19	11.14
(b)	Other Current Liabilities	3050.00	3050.00
(c)	Provisions		
	Sub-total - Current Liabilities	3071.34	3061.29
	Total Equity and Liabilities	1253.32	1247.61

PLACE : MUMBAI
DATE : 08.11.2023

For TERRAFORM MAGNUM LIMITED

UDAY MOTA
Managing Director
DIN No. 08635338



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

THE BOARD OF DIRECTORS,

TERRAFORM MAGNUM LIMITED,

1. We have reviewed the accompanying Statement of standalone unaudited financial results of **TERRAFORM MAGNUM LIMITED** (the company) for the, Quarter ended September 30, 2023 and year to date from April 01, 2023 to September 30, 2023 (the "Statement"), being submitted by the company pursuant to the requirement of Regulation 33 of the SEBI (Listing obligations and Disclosure Requirements) Regulations 2015, as amended.
2. 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.

Emphasis of Matter

3. We draw attention to note 3, The Company has entered into a Deed of Assignment of Leasehold Rights and of Rights under agreement for Sale dated 26th April 2019 for assignment ("the agreement") of its rights in the property situated at Kandivali (East), receivable over an agreed period of time. The said property /rights in the property is treated as stock-in-trade in books of accounts. As agreed between the parties, the Company has right to terminate the agreement in the event there is a default to pay the consideration. The original documents relating to the title of the property, Power of attorney and other related documents are kept with escrow agent till the full consideration is received by the Company. However, the Company has not received payments as per schedule of payment agreed upon. In absence of which, the Company has recourse to the rights in the property by getting back documents lying with escrow agent and terminate the transaction. In view of these, there is significant uncertainties relating to completion of transaction under the above agreement. In view of the same the Company will recognize revenue under Ind AS 115 on fulfilment of specific performance obligations.

Our opinion is not modified in respect of this matter.

4. 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.

5. 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 Digitally signed
by MUKESH
LADDHA
LADDHA Date: 2023.11.08
16:32:02 +05'30'

CA. Mukesh Laddha
Partner
Membership No.: 401845
UDIN No.: 23401845BGYPHM3888
Place: Gandhinagar
Date: 8th November 2023