



Vaghani Techno-Build Limited

D Wing, Karma Sankalp, Corner of 6" and 7" Road of Rajawadi, Ghatkopar (East), Mumbai 400077, INDIA
Board No: +91 22 2501 8824 - Fax No: +91 22 2501 8888

Date: 25th June 2021

To,
Department of Corporate Services
BSE Limited
Phiroze Jeejeebhoy Towers
Dalal Street
Mumbai 400001

Dear Sir,

Subject: Approval of Audited Financial Results for the quarter and year ended 31st March 2021 as per Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Scrip Code: 531676- Vaghani Techno-Build Limited

Pursuant to Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015 as amended, this is to inform you that the Board of Directors of the Company, at its meeting held today, i.e. Friday, June 25, 2021 has inter alia has approved/noted the following:-

1. Pursuant to the recommendations of the Audit Committee, the Board of Directors has approved the Audited Financials Results as per Indian Accounting Standards (IND AS) for the quarter and financial year ended 31st March 2021 and the statement of assets and liabilities as on 31st March 2021 (copy enclosed).
2. The Board took note of the Statutory Auditors' Report on the Audited Financials Results of the Company for the quarter and financial year ended 31st March 2021. (Copy enclosed herewith). Declaration with respect to Audit Report with unmodified opinion to the Audited financial results for the financial year ended 31st March 2021 is also enclosed.

The meeting commenced at 4:00 pm and concluded at 4:45 pm.

Thanking you.

Your's faithfully,

For Vaghani Techno-Build Limited

Anis

Attar

Anis Attar

Company Secretary

Digitally signed
by Anis Attar
Date: 2021.06.25
17:00:40 +05'30'

M L BHUWANIA AND CO LLP

CHARTERED ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT ON QUARTERLY AND YEAR TO DATE AUDITED FINANCIAL RESULTS OF THE COMPANY PURSUANT TO THE REGULATION 33 OF THE SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015, AS AMENDED

To
The Board of Directors of
VAGHANI TECNO-BUILD LIMITED

Report on the Audit of the Financial Results

Opinion

We have audited the accompanying Statement of Financial Results of **VAGHANI TECNO-BUILD LIMITED** ("the Company") for the quarter and year ended March 31, 2021 ("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 ("Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us, these financial results:

- i. are presented in accordance with the requirements of Regulation 33 of the Listing Regulations; and
- ii. give a true and fair view, in conformity with the recognition and measurement principles laid down in the applicable Indian Accounting Standards and other accounting principles generally accepted in India of the net loss, other comprehensive income and other financial information for the quarter and year ended March 31, 2021.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing ("SAs") specified under section 143(10) of the Companies Act, 2013 ("the Act"). Our responsibilities under those Standards are further described in the "Auditor's Responsibilities for the Audit of the Financial Results" section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial results under the provisions of the Act, and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the financial results.



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Emphasis of Matter

We draw attention to the matter that there are inherent risks involved in estimating the costs to complete each inventory i.e. TDR development project, and the future selling prices for each TDR development projects. There also exists uncertainty regarding the eligibility of generating the TDR considering the extant regulations applicable to a project which entitles the original owner to claim TDR in the form of Development Rights Certificate (DRC) upon surrendering the compensation amount and complying with the conditions as may be prescribed by the Municipal authorities. Due to the peculiar nature of inventory, obtaining third party independent valuation of the inventory is also not possible. Hence, we have relied on the management representation and the assumptions and estimates made by the management in this regard. The management is confident of the valuation technique used for deriving the valuation of inventory and the net realisable value of such inventory, and hence no provision for diminution in the value of inventory has been considered necessary by the management.

Our opinion is not modified in respect of this matter.

Management's and Board of Directors' Responsibilities for the Financial Results

These financial results have been prepared on the basis of the annual financial statements. The Company's Management and Board of Directors are responsible for the preparation of these financial results that give a true and fair view of the net profit and other comprehensive income and other financial information in accordance with the recognition and measurement principles laid down in Indian Accounting Standards prescribed under Section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations.

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act; for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial results that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial results, the Board of Directors is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors is also responsible for overseeing the Company's financial reporting process.



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Auditor's Responsibilities for the Audit of the Financial Results

Our objectives are to obtain reasonable assurance about whether the financial results as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial results.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial results, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing an opinion through a separate report on the complete set of annual financial statements on whether the Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures in the financial results made by the Management and Board of Directors.
- Conclude on the appropriateness of the Management's and Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.



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- Evaluate the overall presentation, structure and content of the financial results, including the disclosures, and whether the financial results represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Other Matters

The financial results for the quarter ended on March 31, 2021 and for the corresponding quarter ended March 31, 2020 are the balancing figures between the audited figures in respect of the year ended on March 31, 2021 and March 31, 2020 and the published year to date figures up to the period December 31, 2020 and December 31, 2019, being the date of the end of the third quarter of the respective financial year, which were subject to limited review, as required under the Listing Regulations.

For M L BHUWANIA AND CO LLP
Chartered Accountants
FRN: 101484W / W100197



Vijay Kumar Jain
Partner
Membership No. 108374
UDIN: 21108374AAAAHK9647

Place: Mumbai
Date: June 25, 2021





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VAGHANI TECHNO-BUILD LIMITED						
CIN: L74999MH1994PLC187866						
Email: investor@vaganitechnobuild.com; WEB: www.vaghanitechnobuild.com						
Regd. office: D Wing, Karma Sankalp, Corner of 6 th and 7 th Road of Rajawadi, Ghatkopar (East), Mumbai 400077						
TEL: +91 22 2501 8800 FAX: +91 22 2501 8888						
STATEMENT OF AUDITED FINANCIAL RESULTS FOR THE QUARTER AND THE YEAR ENDED MARCH 31, 2021						
Sr. No.	Particulars	Rs. in Lakhs (except for share and per share data)				
		Quarter ended			Year ended	
		31/03/2021	31/12/2020	31/03/2020	31/03/2021	31/03/2020
		Audited (Refer Note 3)	Unaudited	Audited (Refer Note 3)	Audited	Audited
	Income					
1	(a) Revenue From Operations	-	-	-	-	-
2	(b) Other Income	4.55	4.65	4.59	18.45	9.27
3	Total Revenue (1+2)	4.55	4.65	4.59	18.45	9.27
4	Expenses					
	(a) Cost of Construction	-	-	-	-	-
	(b) Purchase of stock-in-trade	-	-	-	-	-
	(c) Changes in inventories of stock in trade	-	-	-	-	-
	(d) Employee Benefit Expenses	0.48	0.48	-	0.96	2.26
	(e) Finance Costs	0.24	0.16	0.10	0.51	2.88
	(f) Depreciation and Amortisation Expenses	-	-	-	-	-
	(g) Other expenditure	4.37	1.54	0.22	9.25	7.58
	Total Expenses (4)	5.09	2.19	0.32	10.72	12.72
5	Profit/(Loss) from ordinary activities before Exceptional Items (3-4)	(0.54)	2.46	4.27	7.73	(3.45)
6	Exceptional Items	-	-	-	-	-
7	Profit / (Loss) before tax (5-6)	(0.54)	2.46	4.27	7.73	(3.45)
8	Tax Expense					
	- Current Tax	(0.09)	10.87	-	11.69	-
	- Deferred Tax	(4.28)	0.26	1.08	(3.42)	(0.90)
	Total Tax Expense	(4.37)	11.12	1.08	8.27	(0.90)
9	Profit / (Loss) for the period (7-8)	3.83	(8.66)	3.19	(0.54)	(2.55)
10	Other Comprehensive Income, net of income tax					
	A. (i) Items that will be reclassified to Profit or Loss	-	-	-	-	-
	(ii) Income tax relating to items that will be reclassified to profit or loss	-	-	-	-	-
	B. (i) Items that will not be reclassified to Profit or Loss	-	-	-	-	-
	(ii) Income tax relating to items that will not be reclassified to profit or loss	-	-	-	-	-
	Total Other Comprehensive Income, net of income tax	-	-	-	-	-
11	Total Comprehensive Income for the period (9 +/- 10)	3.83	(8.66)	3.19	(0.54)	(2.55)
12	Paid-up equity share capital (face value of Rs 10/- per share)	522	522	522	522	522
13	Earning per share (EPS) (of Rs 10/- each) (not annualised)					
	Basic/ Diluted EPS	0.07	(0.17)	0.06	(0.01)	(0.05)



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I. STATEMENT OF AUDITED ASSETS AND LIABILITIES AS AT 31.03.2021				
	PARTICULARS		Rs. in Lakhs	
			As at 31.03.21	As at 31.03.20
			Audited	Audited
	ASSETS			
	Non - current Assets			
a)	Deferred Tax Assets		77.54	74.13
b)	Financial Assets			
	(i) Loans		222.07	205.00
c)	Non Current Tax Assets (Net)		1.10	0.93
d)	Other Non Current Assets		-	0.00
	Sub-Total- Non Current Assets		300.71	280.06
	Current Assets			
a)	Inventories		450.33	450.33
b)	Financial assets			
	i. Trade Receivables		-	-
	ii. Cash and Cash equivalents		1.35	5.73
c)	Current Tax Assets (Net)		4.02	4.02
d)	Other Current Assets		4.38	2.65
	Sub-Total- Current Assets		460.07	462.73
	TOTAL- ASSETS		760.78	742.78
	EQUITY AND LIABILITIES			
	Equity			
a)	Equity share capital		522.00	522.00
b)	Other equity		193.28	193.82
	Sub-Total- Equity		715.28	715.82
	Liabilities			
	Current liabilities			
a)	Financial liabilities			
	(i) Borrowings		11.52	4.95
	(ii) Trade payables			
	(a) Dues of micro enterprises and small enterprises		-	-
	(b) Dues other than micro enterprises and small enterprises		6.31	4.58
b)	Other current liabilities		0.23	0.47
c)	Current tax liabilities (Net)		27.44	16.96
	Sub-Total- Current Liabilities		45.51	26.97
	TOTAL- EQUITY AND LIABILITIES		760.78	742.78



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II. AUDITED STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31.03.2021

Rs. In Lakhs

PARTICULARS		2020-21		2019-20	
A	CASH FLOW FROM OPERATING ACTIVITIES				
	Net Profit before tax		7.73		(3.45)
	Adjustment for:				
	Interest received	(18.45)		(9.27)	
	Interest Paid	0.51		2.88	
			(17.94)		(6.39)
	OPERATING PROFIT BEFORE WORKING CAPITAL CHANGES		(10.21)		(9.84)
	ADJUSTMENTS FOR :				
	Other Financial Assets	-		252.00	
	Other Non Current Assets	0.00		0.01	
	Other Current Assets	(1.73)		(1.07)	
	Trade Payables	1.74		(2.42)	
	Other Current Liabilities	(0.25)		(0.10)	
			(0.24)		248.42
	Cash Generated from Operations		(10.45)		238.58
	Less: Direct Taxes Paid		(1.38)		(0.93)
	NET CASH GENERATED FROM OPERATING ACTIVITIES (A)		(11.83)		237.65
B	CASH FLOW FROM INVESTING ACTIVITIES				
	Loan given during the year	-		(205.00)	
	Interest received	1.38		9.27	
			1.38		(195.73)
	NET CASH FROM INVESTING ACTIVITY (B)		1.38		(195.73)
C	CASH FLOW FROM FINANCING ACTIVITIES				
	Proceeds from / (Repayment) of Borrowings	6.10		(31.15)	
	Interest Paid	(0.04)		(6.15)	
	NET CASH USED IN FINANCING ACTIVITY (C)		6.06		(37.30)
	NET CHANGES IN CASH & CASH EQUIVALENTS(A+B+C)		(4.39)		4.63
	OPENING BALANCE OF CASH & CASH EQUIVALENTS		5.73		1.11
	CLOSING BALANCE OF CASH & CASH EQUIVALENTS		1.35		5.73
			(4.39)		4.63



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Notes:	
1	This statement has been prepared in accordance with the Companies (Indian Accounting Standards) Rules, 2015 (Ind AS) prescribed under Section 133 of the Companies Act, 2013 read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 (including any amendment(s) / modification(s) / re-enactment(s) thereto).and other recognised accounting practices and policies to the extent applicable.
2	The above audited financial results were reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 25th June, 2021.
3	The figure of the current quarter and quarter ended 31st March, 2020 are the balancing figures between audited figures of the full financial year ended 31st March, 2021 and 31st March, 2020 respectively and published year to date figures upto third quarter 31st December, 2020 and 31st December, 2019 respectively.
4	The Audited statement of cash flow has been prepared under the indirect method as set out in Ind-AS- 7 on the " Statement of Cash Flows.
5	The company has assessed the possible effects that may result from the pandemic relating to COVID-19 on the carrying amounts of Receivables and other assets / liabilities. Based on the current indicators of future economic conditions, the company expects to recover the carrying amount of all its assets. The impact of the COVID-19 pandemic may be different from that estimated as at the date of approval of these financial results and the company will continue to closely monitor any material changes to future economic conditions.
6	The date of implementation of the Code on Wages,2019 and the Code on Social Security 2020 is yet to be notified by the Government.The Ministry of Labour and Employment has released draft rules for the Code on Social Security 2020 on november 13,2020, and has invited suggestions from stakeholders which are under active consideration by the Ministry.The Company will assess the impact of these Codes and give effect in the financial results when the Rules/Schemes thereunder are notified.
7	The Company is engaged in the Real Estate Business and accordingly there are no reportable segments.
8	The Earning Per Share in respect of financial year ended 31st March, 2021 is for the whole year, whereas for the quarter ended period(s), it is only for that period.
9	The Board has not recommended any final dividend for the financial year ended on March 31, 2021.
10	Figures for the corresponding previous period (s) have been regrouped/reclassified/restated wherever necessary to make them comparable with those of the current period.

Place: Mumbai
Date: 25th Jun, 2021

For and behalf of Board of Directors

GRISHMA
KANTILAL
SAVLA

Digitally signed by
GRISHMA KANTILAL
SAVLA
Date: 2021.06.25
16:26:29 +05'30'

Grishma Savla
Director
DIN 01693533