



# Vaghani Techno-Build Limited

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

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Date: 14<sup>th</sup> August 2021

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

Dear Sir,

**Subject: Approval of Un-audited Financial Results and Limited Review Report for the quarter ended 30<sup>th</sup> June 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. Saturday, August 14, 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 Un-Audited Financials Results as per Indian Accounting Standards (IND AS) for the quarter ended 30<sup>th</sup> June 2021 and the statement of assets and liabilities as on 30<sup>th</sup> June 2021 (copy enclosed).
2. The Board took note of the Limited Review Report on the Un-Audited Financial Results of the Company for the quarter ended 30<sup>th</sup> June 2021. (Copy enclosed herewith).

The Meeting Commenced at 04:00 PM and concluded at 04:45 PM.

Your's faithfully,

For Vaghani Techno-Build Limited

Anis

Attar

Anis Attar

Company Secretary

Digitally signed by  
Anis Attar  
Date: 2021.08.14  
16:53:23 +05'30'

# **M L BHUWANIA AND CO LLP**

## **CHARTERED ACCOUNTANTS**

F-11, 3rd floor, Manek Mahal, 90, Veer Nariman Road, Churchgate, Mumbai - 400 020, INDIA.  
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### **Independent Auditor's Review Report on Unaudited Quarterly Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)**

The Board of Directors of **VAGHANI TECHNO-BUILD LIMITED**,

1. We have reviewed the accompanying statement of unaudited financial results of **VAGHANI TECHNO-BUILD LIMITED** (the "Company") for the quarter ended June 30, 2021. The Statement has been prepared by the Company pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").
2. This statement is the responsibility of the Company's Management and has been approved by the Board of Directors, has been prepared 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, and other Accounting principles generally accepted in India and in compliance with Regulation 33 of Listing Regulations. Our responsibility is to issue a report on the statements 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 provides 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 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 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 including the manner in which it is to be disclosed, or that it contains any material misstatement.
5. Attention is drawn to Note No 3 to the statement regarding the figures for the quarter ended March 31, 2021 being the balancing figures between the audited figures in respect of full financial year and the unaudited year to date figures up to the third quarter of the previous financial year.



# M L BHUWANIA AND CO LLP

## CHARTERED ACCOUNTANTS

### EMPHASIS OF MATTER

6. 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.

For and on behalf of  
M L BHUWANIA AND CO LLP  
Chartered Accountants  
FRN: 101484W/W100197



Vijay Kumar Jain  
Partner  
Membership No. 108374  
UDIN: 21108374AAAAIW5299

Place: Mumbai  
Date: August 14, 2021

F- 11, 3rd Floor, Manek Mahal,  
90, Veer Nariman Road, Churchgate,  
Mumbai - 400 020, India.





# Vaghani Techno-Build Limited

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Board No: +91 22 2501 8800 ~ Fax No: +91 22 2501 8888

VAGHANI TECHNO-BUILD LIMITED					
CIN: L74999MH1994PLC187866					
Email: investor@vaghanitechnobuild.com; WEB: www.vaghanitechnobuild.com					
Regd. office: D Wing, Karma Sankalp, Corner of 6 <sup>th</sup> and 7 <sup>th</sup> Road of Rajawadi, Ghatkopar (East), Mumbai 400077					
TEL: +91 22 2501 8800 FAX: +91 22 2501 8888					
STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2021					
Sr. No.	Particulars	Rs. in Lakhs (except for share and per share data)			
		Quarter ended		Year ended	
		30/06/2021	31/03/2021	30/06/2020	31/03/2021
		Unaudited	Audited (Refer Note 3)	Unaudited	Audited
	<b>Income</b>				
1	(a) Revenue From Operations	-	-	-	-
2	(b) Other Income	4.89	4.55	4.60	18.45
3	<b>Total Revenue (1+2)</b>	<b>4.89</b>	<b>4.55</b>	<b>4.60</b>	<b>18.45</b>
4	<b>Expenses</b>				
	(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
	(e) Finance Costs	0.35	0.24	0.03	0.51
	(f) Depreciation and Amortisation Expenses	-	-	-	-
	(g) Other expenditure	2.86	4.37	1.56	9.25
	<b>Total Expenses (4)</b>	<b>3.70</b>	<b>5.09</b>	<b>1.59</b>	<b>10.72</b>
5	<b>Profit/(Loss) from ordinary activities before Exceptional Items (3-4)</b>	<b>1.19</b>	<b>(0.54)</b>	<b>3.01</b>	<b>7.73</b>
6	Exceptional Items	-	-	-	-
7	<b>Profit / (Loss) before tax (5-6)</b>	<b>1.19</b>	<b>(0.54)</b>	<b>3.01</b>	<b>7.73</b>
8	<b>Tax Expense</b>				
	- Current Tax	0.19	(0.09)	0.47	11.69
	- Deferred Tax	(0.85)	(4.28)	0.32	(3.42)
	<b>Total Tax Expense</b>	<b>(0.67)</b>	<b>(4.37)</b>	<b>0.79</b>	<b>8.27</b>
9	<b>Profit / (Loss) for the period (7-8)</b>	<b>1.85</b>	<b>3.83</b>	<b>2.22</b>	<b>(0.54)</b>
10	<b>Other Comprehensive Income, net of income tax</b>				
	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	-	-	-	-
	<b>Total Other Comprehensive Income, net of income tax</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
11	<b>Total Comprehensive Income for the period (9 + / - 10)</b>	<b>1.85</b>	<b>3.83</b>	<b>2.22</b>	<b>(0.54)</b>
12	<b>Paid-up equity share capital (face value of Rs 10/- per share )</b>	<b>522</b>	<b>522</b>	<b>522</b>	<b>522</b>
13	<b>Earning per share (EPS) (of Rs 10/- each ) (not annualised)</b>				
	Basic/ Diluted EPS	0.04	0.07	0.04	(0.01)





Notes:	
1	The above results have been reviewed and recommended by the Audit Committee and approved by the Board of Directors in their meeting held on August 14, 2021. The statutory Auditors have reviewed the above Unaudited financial Results.
2	These financial results have been prepared in accordance with the recognition and measurement principles under Ind AS as prescribed under Section 133 of the Companies Act, 2013 read with the relevant rules issued thereunder and the other accounting principles generally accepted in India.
3	The figures for the quarter ended 31st March, 2021 are the balancing figures between the audited figures in respect of the full financial year and the unaudited published figures upto nine months of the relevant financial year.
4	The outbreak of Coronavirus (COVID-19) pandemic globally and in India is causing significant disturbance and slowdown of economic activity. The Company's operations and revenue during the current quarter were impacted due to COVID-19. The Company has taken into account the possible impact of COVID-19 in preparation of the unaudited financial results, including its assessment of recoverable value of its assets based on internal and external information upto the date of approval of these unaudited financial results and current indicators of future economic conditions.
5	The Company is engaged in the Real Estate Business and accordingly there are no reportable segments.
6	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  
Dated: August 14, 2021

For and behalf of Board of Directors

GRISHMA Digitally signed  
by GRISHMA  
KANTILAL KANTILAL SAVLA  
SAVLA Date: 2021.08.14  
16:15:08 +05'30'

Grishma Savla  
Director  
DIN 01693533

