



Vaghani Techno-Build Limited

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

Date: 14th November 2022

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

Dear Sir,

Subject: Approval of Un-audited Financial Results along with Limited Review Report for the quarter ended 30th September 2022 as per Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Scrip Code: 531676- Vaghani Techno-Build Limited

With reference to the captioned subject, please find enclosed herewith the Un-Audited Financial Results of the Company for the quarter ended 30th September, 2022 along with statement of assets and liabilities and cash flow statement. These Financial Results have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on 14th November, 2022.

We also enclose herewith the Limited Review Report on the above Financial Results issued by the Statutory Auditors of the Company.

The meeting commenced at 5:00 pm and concluded at 5:45 pm.

Kindly take the above information on your records.

Request to kindly take note of the above.

Thanking you.

Your's faithfully,

For **Vaghani Techno-Build Limited**

Anis Taher Attar

Anis Attar
Company Secretary



Vaghani Techno-Build Limited

D Wing, Karma Sankalp, Corner of 6th and 7th Road of Rajawadi, Ghatkopar (East), Mumbai 400077, INDIA
Board No: +91 22 2501 8800 ~ Fax No: +91 22 2501 8888

STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED SEPTEMBER 30, 2022							
Sr. No.	Particulars	Rs. in Lakhs (except for share and per share data)					
		Quarter ended			Half Year ended		Year ended
		30/09/2022	30/06/2022	30/09/2021	30/09/2022	30/09/2021	31/03/2022
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited	
	Income						
1	(a) Revenue From Operations	-	-	-	-	-	
2	(b) Other Income	4.03	4.07	4.66	8.09	9.55	
3	Total Revenue (1+2)	4.03	4.07	4.66	8.09	9.55	
	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	0.48	0.96	0.96	
	(e) Finance Costs	-	-	0.37	-	0.72	
	(f) Depreciation and Amortisation Expenses	-	-	-	-	-	
	(g) Other expenditure	1.33	1.47	1.32	2.79	4.18	
	Total Expenses (4)	1.81	1.95	2.16	3.75	5.86	
5	Profit/(Loss) from ordinary activities before Exceptional Items (3-4)	2.22	2.12	2.50	4.34	3.69	
6	Exceptional Items	-	-	-	-	-	
7	Profit / (Loss) before tax (5-6)	2.22	2.12	2.50	4.34	3.69	
8	Tax Expense						
	- Current Tax	0.35	0.33	0.39	0.68	0.58	
	- MAT Credit Entitlement	(0.35)	(0.33)	(0.39)	(0.68)	(0.58)	
	- Tax of earlier years	0.00	0.00	(0.02)	0.00	(0.02)	
	- Deferred Tax	0.58	0.55	(0.66)	1.13	(1.32)	
	Total Tax Expense	0.58	0.55	(0.67)	1.13	(1.34)	
9	Profit / (Loss) for the period (7-8)	1.65	1.57	3.18	3.21	5.03	
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)	1.65	1.57	3.18	3.21	5.03	
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	0.03	0.03	0.06	0.06	0.10	

I. STATEMENT OF ASSETS AND LIABILITIES AS AT 30th September, 2022			
		<i>Rs. in Lakhs</i>	
PARTICULARS		As at 30.09.22	As at 31.03.22
		Unaudited	Audited
ASSETS			
Non - Current Assets			
a)	Deferred Tax Assets	74.13	75.26
b)	Financial Assets		
	(i) Loans	177.06	182.56
c)	Non Current Tax Assets (Net)	-	-
d)	Other Non Current Assets	5.24	5.24
	Sub-Total- Non Current Assets	256.43	263.06
Current Assets			
a)	Inventories	450.33	450.33
b)	Financial assets		
	i. Cash and Cash equivalents	1.03	1.19
	ii. Other Financial Assets	8.09	-
c)	Current Tax Assets (Net)	4.02	4.02
d)	Other Current Assets	8.32	5.53
	Sub-Total- Current Assets	471.79	461.07
	TOTAL- ASSETS	728.22	724.13
EQUITY AND LIABILITIES			
Equity			
a)	Equity share capital	522.00	522.00
b)	Other equity	201.63	198.42
	Sub-Total- Equity	723.63	720.42
Liabilities			
Current liabilities			
a)	Financial liabilities		
	(i) Borrowings	-	-
	(ii) Trade payables -		
	(a) Dues of micro enterprises and small enterprises	-	-
	(b) Dues other than micro enterprises and small enterprises	2.04	1.07
	(iii) Other Financial Liabilities	-	-
b)	Other current liabilities	0.18	0.27
c)	Current tax liabilities (Net)	2.37	2.37
	Sub-Total- Current Liabilities	4.59	3.71
	TOTAL- EQUITY AND LIABILITIES	728.22	724.13

II. UNAUDITED STATEMENT OF CASH FLOWS FOR THE HALF YEAR ENDED 30TH SEPTEMBER, 2022

		<i>Rs. in Lakhs</i>	
PARTICULARS		For the half year ended 30.09.2022	For the half year ended 30.09.2021
A	CASH FLOW FROM OPERATING ACTIVITIES		
	Net Profit before tax	4.34	3.69
	Adjustment for:		
	Interest received on loans given	(8.09)	(9.55)
	Interest Paid on Loans	-	0.72
	OPERATING PROFIT BEFORE WORKING CAPITAL CHANGES	(3.75)	(5.14)
	ADJUSTMENTS FOR :		
	Other Current Financial Assets	(8.09)	(9.55)
	Other Non Current Assets	-	-
	Other Current Assets	(2.79)	(2.68)
	Trade Payables	0.97	0.43
	Other Current Liabilities	(0.09)	(0.22)
		(10.00)	(12.02)
	Cash Generated from (lost in) Operations	(13.75)	(17.16)
	Less: Income taxes	-	(27.42)
	NET CASH GENERATED FROM (LOST IN) OPERATIONS	(13.75)	(44.59)
B	CASH FLOW FROM INVESTING ACTIVITIES	-	-
	NET CASH FROM (USED IN) INVESTING ACTIVITIES	-	-

C	CASH FLOW FROM FINANCING ACTIVITIES			
	Loans given during the year		-	
	Repayment of loan	5.50	34.95	
	Interest received on Loan given	8.09	9.55	
	Proceeds from / (Repayment) of Borrowings	-	0.13	
	Interest Paid on Borrowings	-	(0.25)	
	NET CASH USED IN FINANCING ACTIVITY		13.59	44.38
	NET CHANGES IN CASH & CASH EQUIVALENTS(A+B+C)		(0.16)	(0.21)
	OPENING BALANCE OF CASH & CASH EQUIVALENTS		1.19	1.35
	CLOSING BALANCE OF CASH & CASH EQUIVALENTS		1.03	1.14
			(0.16)	(0.21)

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 November 14, 2022. 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 30th Sep, 2022 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 Company is engaged in the Real Estate Business and accordingly there are no reportable segments.
5	Figures for the corresponding previous period (s) have been regrouped/reclassified/restated wherever necessary to make them comparable with those of the current period.

For and on behalf of the Board of Directors

GRISHMA Digitally signed
by GRISHMA
KANTILAL SAVLA
KANTILA
L SAVLA Date: 2022.11.14
16:45:26 +05'30'

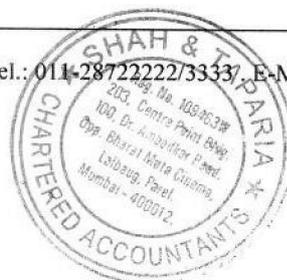
Grishma Savla
Director
DIN 01693533

Place: Mumbai
Dated: November 14, 2022

Independent Auditor's Review Report on Quarterly and year to date Unaudited Financial Results of the Company under Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

To
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 and half year ended 30th Sep 2022 ('the Statement') attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('the Regulation').
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 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. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (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 of interim financial statement consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than as audit conducted in accordance with standards on auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. 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, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the Listing Regulations including the manner in which it is to be disclosed, or that it contains any material misstatement.
5. **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



Shah & Taparia

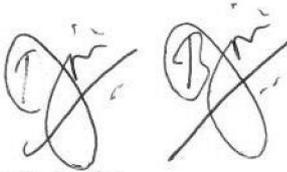
Chartered Accountants

203, Center Point, 100, Dr Babasaheb Ambedkar Marg,
Opp. Bharat Mata Theater, Lalbaug, Parel, Mumbai – 400012
Tel.: 022-42116800 Fax : 022-40220314
E-Mail : info@shahtaparia.com,

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 report is not modified in respect of the matters mentioned in above paragraph.

For Shah & Taparia
Chartered Accountants
Firm Registration No: 109463W



Bharat Joshi
Partner
M No : 130863
UDIN : 22130863BDCAGT8563
Place : Mumbai
Date : 14th November, 2022

