

**LIMITED REVIEW REPORT ON THE UNAUDITED CONSOLIDATED FINANCIAL RESULTS  
OF RODIUM REALTY LIMITED FOR THE QUARTER AND HALF YEAR ENDED SEPTEMBER  
30, 2024**

**To The Board of Directors of Rodium Realty Limited**

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results ("the Statement") of Rodium Realty Limited (hereinafter referred to as "the Holding Company") and its subsidiaries (the Holding Company and its Subsidiaries together referred to as "the Group"), for the quarter and half year ended September 30, 2024, being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended ("Listing Regulations").
2. This Statement is the responsibility of the Holding Company's Management and is approved by the Holding Company's Board of Directors. The statement, as it relates to the quarter and half year ended September 30, 2024, has been prepared in accordance with recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 read with relevant Rules issued there under and other accounting principles generally accepted in India and in compliance with the Regulation 33 of the Listing Regulations. Our responsibility is to issue a report on the statement based on our review.
3. We conducted our review of the statement 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. A review of interim financial information consists of making enquires, primarily of persons responsible for financial and accounting matters and applying analytical and other review procedures. A review is substantially less in scope than an 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.  
We also performed procedures in accordance with the Circular issued by the Securities and Exchange Board of India under Regulation 33(8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, to the extent applicable.
4. The statements include the results of the following entities:

**Name of the Entity:**

Xperia Realty LLP  
Fluid Realty LLP  
Rodium Housing LLP  
Readystage LLP  
81 Estate LLP  
Rodium Digital INC

**Relationship**

Subsidiary  
Subsidiary  
Subsidiary  
Subsidiary  
Subsidiary  
Wholly Owned Subsidiary



5. In respect of two subsidiaries, whose interim financial information reflects total assets of Rs. 3952.23 Lakhs as at September 30, 2024 (before consolidation adjustments), total revenue of Rs. 1145.50 Lakhs and Rs. 1958.39 Lakhs, (before consolidation adjustments) total net Profit/(loss) after tax of Rs. 82.63 Lakhs and Rs. (35.20) Lakhs (before consolidation adjustments) and Group's share of total comprehensive income of Rs. Nil and Rs. Nil (before consolidation adjustments) for the quarter ended September 30, 2024 and for period April 01, 2024 to September 30, 2024 respectively and net cash inflow of Rs. 84.49 Lakhs (before consolidation adjustments) for the period April 01, 2024 to September 30, 2024 as considered in the statement has been reviewed by other auditor whose report has been furnished to us by the Holding Company Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of this subsidiary, is based solely on the report of the other auditor and the procedures performed by us as stated in paragraph 3 above.
6. The statement also includes the interim financial results and other financial information of four subsidiaries whose interim financial results / information reflects total assets of Rs. 321.15 Lakhs as at September 30, 2024 (before consolidation adjustments), total revenue of Rs. 6.70 lakhs and Rs. 18.74 Lakhs (before consolidation adjustments), total net profit/(loss) after tax of Rs. (16.14) Lakhs and Rs. (51.59) Lakhs (before consolidation adjustments) and Group's share of total comprehensive income of Rs. Nil and Rs. Nil (before consolidation adjustments) for the quarter ended September 30, 2024 and for period April 01, 2024 to September 30, 2024 respectively and net cash outflow of Rs. 74.06 Lakhs (before consolidation adjustments) for the period April 01, 2024 to September 30, 2024 which are not reviewed and certified by the Management. According to the information and explanations given to us by the Management, these interim financial results and financial information are not material to the group.

Our conclusion on the statement is not modified in respect of the above matters.

7. Based on our review conducted as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying statement, prepared in accordance with applicable Indian Accounting Standards prescribed under Section 133 of the Companies Act, 2013, read with relevant rules issued thereunder and other accounting practices and 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.

**For SCA AND ASSOCIATES**  
Chartered Accountants  
FRN 101174W



**(SHIVRATAN AGARWAL)**

Partner

M. No. 104180

UDIN: 24104180BKJ20E2434

Place: Mumbai

Date: November 16, 2024







**Rodium Realty Ltd.**  
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**RODIUM REALTY LIMITED**

Statement of Consolidated Financial Results for the Quarter & Half Year ended 30 September, 2024

(Rs. in Lakhs)  
Except EPS

PARTICULARS	Quarter ended			Half Year ended		Year ended
	30.09.2024	30.09.2023	30.06.2024	30.09.2024	30.09.2023	31.03.2024
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
I Revenue from Operations	1,365.90	780.87	880.15	2,246.05	1,409.42	4,755.04
II Other Income	30.80	51.51	32.65	63.45	100.68	137.73
III Total Income( I + II )	1,396.70	832.38	912.80	2,309.50	1,510.11	4,892.77
IV Expenses						
a) Cost of Construction & Development	1,149.40	836.80	520.13	1,669.53	1,441.32	4,100.73
b) Cost of Sales	-	-	-	-	160.00	160.00
c) Changes in Inventories of Finished goods, Stock-in-trade and Work-in-Progress	(211.89)	(90.99)	539.95	328.06	(244.36)	(248.63)
d) Employee Benefits Expenses	68.26	8.59	17.58	85.84	17.45	46.00
e) Finance Costs	76.87	25.97	94.28	171.15	58.74	216.91
f) Depreciation and Amortisation Expenses	18.98	2.62	3.02	22.00	4.88	10.30
g) Other Expenses	201.57	79.97	79.14	280.71	125.64	259.53
Total expenses(IV)	1,303.18	862.96	1,254.11	2,557.29	1,563.68	4,544.84
V Profit/(Loss) before Exceptional Items and Tax ( III-IV)	93.52	(30.58)	(341.31)	(247.79)	(53.57)	347.93
VI Exceptional Items	-	-	-	-	-	-
VII Profit/(Loss) before Tax	93.52	(30.58)	(341.31)	(247.79)	(53.57)	347.93
VIII Tax Expense:						
(1) Current Tax Including Earlier Year Tax Adjustments	72.40	26.65	21.13	93.53	54.92	178.98
(2) Deferred Tax	(43.51)	1.50	(114.71)	(158.22)	(21.09)	(34.60)
(3) Earlier Year Tax Adjustments	-	-	-	-	-	71.41
IX Profit/(Loss) for the period from Continuing operations ( VII - VIII)	64.63	(58.73)	(247.73)	(183.10)	(87.40)	132.14
X Other Comprehensive Income( OCI)						
(i) Items that will not be reclassified to profit or loss	1.43	0.81	1.42	2.85	1.61	5.70
(iii) Incometax relating to items that will not be reclassified to profit or loss	(0.36)	(0.20)	(0.36)	(0.72)	(0.41)	(1.43)
XI Total Comprehensive Income for the period, (IX+X)	65.69	(58.13)	(246.66)	(180.97)	(86.19)	136.41
XII Total Comprehensive Income for the year attributable to:						
Owners of the Company	45.03	(61.62)	(217.20)	(172.17)	(102.22)	57.77
Non-controlling Interest	20.66	14.62	(29.46)	(8.80)	27.17	78.64
XIII Paid up Equity Share Capital ( Face Value of Rs.10/- each) excluding Forfeited Shares	324.79	324.79	324.79	324.79	324.79	324.79
XIV Earnings Per Share for Continuing Operations (of Rs.10/- each) (not annualised):						
Basic (Rs. Per Share)	1.99	(1.81)	(7.63)	(5.64)	(2.69)	4.07
Diluted (Rs. Per Share)	1.99	(1.81)	(7.63)	(5.64)	(2.69)	4.07
XV Other Equity excluding Revaluation Reserve						1,070.43

**Notes:**

(1)The above Financial results were reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on 16.11.2024 (Adjourned from 14.11.2024). The auditors have issued limited review report for standalone financial results with unmodified opinion for the quarter and half year ended 30 September 2024

(2) This statement has been prepared in accordance with companies ( Indian Accounting Standards ) rules 2015 (Ind AS),prescribed u/s 133 of the companies Act,2013 and other recognised accounting practies and policies to the extent applicable.

(3)The Group is engaged interalia in the construction, development and other related activities. These in the context of IND-AS 108 Operating Segment are considered to constitute one single primary segment.

(4)The figures for the previous periods have been regrouped wherever necessary.

**For Rodium Realty Limited**

DEEPAK DUNGARSHI  
CHHEDA

Deppak Dungarshi Chheda  
Chairman and Managing Director  
Place : Mumbai  
Date: 16-11-2024



CIN - L85110MH1993PLC205012

Corporate Office / Registered Office:-

401 / 402 / 501 X' Cube, Plot # 636, Opp. Fun Republic Theatre, Off Link Road, Andheri West, Mumbai - 400 053, India.

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Consolidated Statement of Assets and Liabilities		
Particulars	As at 30.09.2024	As at 31.03.2024
	Unaudited	Audited
<b>ASSETS</b>		
<b>(1) Non-Current Assets</b>		
(a) Property, Plant and Equipment	196.16	11.83
(b) Other Intangible Assets	1.35	4.13
(c) Financial Assets		
(i) Investments	31.15	27.51
(ii) Other Financial Assets	1,432.74	881.79
(d) Deferred Tax Asset(Net)	311.07	153.04
<b>(2) Current Assets</b>		
(a) Inventories	5,840.97	6,032.69
(b) Financial Assets		
(i) Investments	59.74	67.33
(ii) Trade Receivables	1,689.92	1,706.09
(iii) Cash and Cash Equivalents	229.85	261.32
(iv) Bank Balances other than Cash and Cash Equivalents	1.26	558.50
(v) Loans	260.47	100.58
(vi) Other Financial Assets	334.78	324.43
(c) Current Tax Assets (Net)	34.42	23.22
(d) Other Current Assets	4,521.44	4,637.59
<b>TOTAL ASSETS</b>	<b>14,945.32</b>	<b>14,790.05</b>
<b>EQUITY AND LIABILITIES</b>		
<b>Equity</b>		
(a) Equity Share Capital	344.50	344.50
(b) Other Equity	880.80	1,070.43
(c) Non Controlling Interest	198.98	205.70
<b>Total Equity</b>	<b>1,424.28</b>	<b>1,620.63</b>
<b>Liabilities</b>		
<b>(1) Non-Current Liabilities</b>		
(a) Financial Liabilities		
(i) Borrowings	3,606.93	2,932.60
Deferred Tax Liabilities (Net)	0.76	0.23
(b) Provisions	29.64	29.28
<b>(2) Current Liabilities</b>		
(a) Financial Liabilities		
(i) Borrowings	6,235.89	6,887.98
(ii) Trade Payables:		
(A) Total outstanding dues of Micro Enterprises and Small Enterprises and	-	6.44
(B) Total outstanding dues of creditors other than Micro Enterprises and Small Enterprises	592.71	640.08
(iii) Other Financial Liabilities	1.26	1.26
(b) Other Current Liabilities	2,722.29	2,418.26
(c) Provisions	21.16	20.81
(d) Current Tax Liabilities (Net)	310.41	232.48
<b>Total Liabilities</b>	<b>13,521.05</b>	<b>13,169.42</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>14,945.32</b>	<b>14,790.05</b>

**For Rodium Realty Limited**

DEEPAK DUNGARSHI | Digitally signed by DEEPAK DUNGARSHI CHHEDA  
CHHEDA  
Date: 2024.11.16 20:54:58 +05'30'

**Deepak Dungarshi Chheda**  
Chairman and Managing Director  
Place : Mumbai  
Date: 16.11.2024



CIN - L85110MH1993PLC206012

Corporate Office / Registered Office:-

401 / 402 / 501 X' Cube, Plot # 636, Opp. Fun Republic Theatre, Off Link Road, Andheri West, Mumbai - 400 053, India.  
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**RODIUM REALTY LIMITED**  
**CONSOLIDATED CASH FLOW STATEMENT FOR THE HALF YEAR ENDED 30TH SEPTEMBER 2024**

Particulars	Half Year ended 30 September 2024	Half Year ended 30 September 2023
<b>A. CASH FLOW FROM OPERATING ACTIVITIES :</b>		
NET PROFIT BEFORE TAX	(247.79)	(53.57)
Adjustment for :		
Depreciation	22.00	4.88
Finance Cost	171.15	58.74
Interest Income	(47.51)	(45.44)
Remeasurement of Defined Benefit Plans	2.85	1.61
Foreign Currency Translation		(1.16)
Sundry Balances written off	48.57	
Gain on Sale of Investment	(6.24)	
Fair Value changes in Investments	(9.60)	
<b>OPERATING PROFIT/(LOSS) BEFORE WORKING CAPITAL CHANGES</b>	<b>(66.58)</b>	<b>(48.39)</b>
Trade Receivables	16.17	616.43
Other Financial assets	17.91	36.44
Other Current Assets	67.58	(706.59)
Inventories	191.72	(244.36)
Trade Payables	(53.81)	(62.43)
Provisions	0.71	1.88
Other Liabilities	304.03	714.95
<b>CASH GENERATED FROM OPERATIONS</b>	<b>477.72</b>	<b>307.92</b>
Direct Taxes paid	26.80	15.58
<b>NET CASH FROM OPERATING ACTIVITIES</b>	<b>504.52</b>	<b>323.50</b>
<b>B. CASH FLOW FROM INVESTING ACTIVITIES</b>		
Purchase of Property, Plant and Equipment	(203.55)	(4.69)
Proceeds from Investment (Net)	7.30	
Intercompany Loan	(159.49)	30.00
Loans to Employees	(0.40)	(0.41)
Deposits with Banks having maturity more than 3 months	(39.51)	(33.76)
Interest Income	47.51	40.73
<b>NET CASH USED IN INVESTING ACTIVITIES</b>	<b>(348.14)</b>	<b>31.87</b>
<b>C. CASH FLOW FROM FINANCING ACTIVITIES</b>		
Receipt/(Repayments) of Borrowings	-	(415.24)
Movement in Non Controlling Interest	(6.72)	34.73
Interest paid	(171.15)	(57.42)
<b>NET CASH FROM FINANCING ACTIVITIES</b>	<b>(177.87)</b>	<b>(437.93)</b>
<b>NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS</b>	<b>(21.49)</b>	<b>(82.56)</b>
<b>CASH AND CASH EQUIVALENTS AS AT 31ST MARCH 2024</b>	<b>288.83</b>	<b>316.58</b>
Cash & Cash Equivalents	261.32	224.19
Current Investments	27.51	92.39
<b>CASH AND CASH EQUIVALENTS AS AT 30TH SEPTEMBER, 2024</b>	<b>289.59</b>	<b>234.02</b>
Cash & Cash Equivalents	229.85	197.41
Current Investments	59.74	36.62

**For Rodium Realty Limited**

DEEPAK DUNGARSHI  
CHHEDA

**Deepak Dungarshi Chheda**  
Chairman and Managing Director  
Place : Mumbai

Date: 16-11-2024



-22-24

CIN - L85110MH1993PLC205012

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