

TWENTY FIVE SOUTH REALTY LIMITED

Regd. Office: Hindoostan Mills Compound, Kashinath Dhuri Marg, Patilwadi, Off Veer Savarkar Road,
Prabhadevi, Mumbai – 400025 CIN: U51100MH1996PLC100876

Date: May 30, 2022

To,

Listing Department (Debt Listing)
BSE Limited
Phiroze Jeejeebhoy Towers
Dalal Street, Fort
Mumbai – 400 001

Ref.: Scrip Code: 960399 and 949759

Sub: - Outcome of Board Meeting-Audited Financial Results for the year ended March 31, 2022, under Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and other documents therewith.

Dear Sir/Madam,

In reference to captioned subject, we wish to inform that the Board of Directors at its meeting held on May 30, 2022 has approved the Audited Financial Results of the Company for the quarter & year ended March 31, 2022. Accordingly, please find enclosed the following:

1. Audited Financial Results for the quarter & year ended March 31, 2022 along with the Statutory Auditors Report along with statement showing impact of audit qualifications enclosed as Annexure-1;
2. Disclosure to be submitted in terms of Regulation 52(4) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 enclosed as Annexure-2;

Further, pursuant to regulation 52(7) of SEBI (Listing Obligation and Disclosures Requirements) Regulations, 2015, we hereby confirm that there was no material deviations in the use of proceeds of listed non-convertible debt securities from the objects stated in the offer document.

The Board Meeting commenced on 03:45pm and concluded on 9:45 pm

We request you to please take the same on record.

Thanking you,

Yours Faithfully,

For TWENTY FIVE SOUTH REALTY LIMITED


ANIL AHLUWALIA

Director

DIN: 00597508





INDEPENDENT AUDITOR'S REPORT

TO THE BOARD OF DIRECTORS OF TWENTY FIVE SOUTH REALTY LTD

Report on the audit of the Standalone Financial Results

Qualified Opinion

We have audited the accompanying standalone quarterly financial results of Twenty-Five South Realty Limited for the quarter ended 31st March, 2022 and the year to date results for the period from 01st April, 2021 to 31st March, 2022, attached herewith, being submitted by the company pursuant to the requirement of Regulation 52 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 standalone financial results *except for the effect of matter described in the basis of qualified opinion paragraph below*:-

- i. are presented in accordance with the requirements of Regulation 52 of the Listing Regulations in this regard; and
- ii. give a true and fair view in conformity with the recognition and measurement principles laid down in the applicable accounting standards and other accounting principles generally accepted in India of the net loss and other comprehensive income and other financial information for the quarter ended 31st March, 2022 as well as the year to date results for the period from 01st April, 2021 to 31st March, 2022.

Basis for Qualified 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 standalone 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 Companies Act, 2013 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.

1. *Attention is invited to Note 5 to the financial results of the company with regards to the non-provision for interest expense amounting to Rs.2317.89 lacs on certain Inter Corporate deposits due to contractual obligations. Consequent to the above, the finance cost as well as the Loss for the year ended 31st March, 2022 was lower by Rs.2317.89 lacs*



Emphasis of Matter

1. We draw attention to:

- a) With regards to recognition of expense for ongoing projects which, based upon estimated costs, is as per the judgement of the management and have been relied upon by us, these being technical matters.
- b) Note 4 of notes of financial results for the period ended 31st March, 2022 with regards, the Company has not reviewed its Credit Rating during the year, as per Regulation 55 of SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015.
- c) Note.6 of the financial results, with regards the effects of uncertainties relating to COVID-19 pandemic outbreak on the Company's operation and management's evaluation of the impact on the accompanying Statement as at 31st March, 2022, which is significantly dependent on future developments.
- d) with regard to the disclosure of contingent liabilities of the company, reliance placed by the auditor on certification received from the management of the company.
- e) The Company has incurred cash losses during the current financial year as well as the immediately preceding financial year. As per records and information, on which we have relied, the nature of business of the Company and its revenue recognition policy has resulted in the Company showing cash losses. This loss is expected to be temporary in nature and the Company is expected to recover all its losses on the fructification of its project

Our opinion is not modified in respect of this matter.

Management's Responsibilities for the Standalone Financial Results

These quarterly financial results as well as the year to date standalone financial results have been prepared on the basis of the interim financial statements. The Company's Board of Directors are responsible for the preparation of these financial results that give a true and fair view of the net profit/loss and other comprehensive income and other financial information in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, 'Interim Financial Reporting' 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 52 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 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 standalone financial results that give a true and fair view and are free from material



misstatement, whether due to fraud or error.

In preparing the standalone financial results, the Board of Directors are 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 are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Standalone Financial Results

Our objectives are to obtain reasonable assurance about whether the standalone 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 standalone 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 standalone 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 control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the 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.
- Evaluate the overall presentation, structure and content of the standalone 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.



M.H. DALAL & ASSOCIATES
CHARTERED ACCOUNTANTS

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.

For **M.H. DALAL & ASSOCIATES**
Firm Registration No.: 112449W
CHARTERED ACCOUNTANTS



Devang Dalal

Partner

Membership No.: 109049

UDIN: 22109049AJXRJF8173

Place: Mumbai

Date: 30th May,2022

TWENTY FIVE SOUTH REALTY LIMITED

CIN : U51100MH1996PLC100876

Registered Office: Hindustan Mills compound, Kashinath Dhoori Marg, Prabhadevi, Mumbai 400025

Phone : 91 22 24221227; 24221228

STATEMENT OF AUDITED FINANCIAL RESULTS FOR THE QUARTER END AND YEAR ENDED MARCH 31, 2022

(Rs. in Lakhs)

Sr No.	Particulars	Quarter Ended			Year Ended	Year Ended
		31.03.2022 Unaudited	31.12.2021 Unaudited	31.03.2021 Unaudited	31.03.2022 Audited	31.03.2021 Audited
1	Income					
	a. Revenue from Operations	176	264	239	687	6,081
	b. Other Income	14	44	22	191	29
	Total Income (a+b)	190	308	261	878	6,111
2	Expenses					
	a. Cost of Construction and development	4,695	25,300	8,242	42,457	4,710
	b. Purchases of stock-in-trade	204	330	447	1,113	400
	c. Changes in inventories of work-in-progress, finished properties and FSI	(9,017)	(26,151)	(21,578)	(52,058)	(23,940)
	d. Employee benefits expense	309	212	193	848	351
	e. Finance costs	4	-	12,490	1,544	23,005
	f. Depreciation and amortisation expense	16	48	199	174	283
	g. Provision for doubtful debts	-	-	-	-	-
	g. Legal and Professional fees	(230)	146	63	30	79
	h. Rates and Taxes	117	962	236	468	468
	i. Brokerage	29	(227)	59	1,227	1,260
	k. Advertisement	(351)	351	-	-	-
	l. Investment write off	-	-	-	-	-
	m. Brokerage	-	-	-	-	-
	j. Brokerage	-	-	-	-	-
	j. Other expenses	4,693	325	43	7,208	1,274
	Total Expenses (a+b+c+d+e+f+g+h+i+j)	467	1,296	394	3,012	7,889
3	Loss before Exceptional Item and Tax (1-2)	(277)	(988)	(133)	(2,134)	(1,779)
4	Add/(Less) : Exceptional Item (net of tax expense)					
5	Loss before Tax (3+/-4)	(277)	(988)	(133)	(2,134)	(1,779)
6	Tax Expense / (Credit)					
	(Add)/Less :					
	a. Current Tax	(331)	189	-	(142)	-
	b. Deferred Tax Charge / (Credit)	1,450	(751)	(19)	737	1,197
	c. Short / (Excess) provision for taxation in earlier year	-	-	-	-	-
	Total Tax expense (a+/-b+/-c)	1,119	1,129	(19)	595	1,197
7	Loss for the period (5+/-6)	(1,396)	(2,117)	(114)	(1,538)	(581)
8	Other Comprehensive Income (net of tax)	(16)	3	(1)	(16)	3
9	Total Other Comprehensive Income / (Loss) (7+8)	(1,413)	(2,114)	(115)	(1,555)	(578)
10	Paid-up Equity Share Capital - Face Value Rs. 10 each	5	5	5	5	5
11	Other Equity	13,492	12,936	15,625	13,492	15,047
12	Net Worth	13,497	12,941	15,630	13,497	15,052
13	Paid-up Debt Capital	101,610	101,610	5,700	101,610	136,867
14	Reserves excluding Revaluation Reserves as per balance sheet of previous accounting year			-	-	-
15	Debt Redemption reserve			-	-	-
16	Earning per share before extraordinary items (EPS)					
	Basic EPS (not annualized) (Rs.)	(427)	(885)	(236)	(3,196)	(1,208)
	Diluted EPS (not annualized) (Rs.)	(427)	(885)	(236)	(3,196)	(1,208)
17	Earning per share after extraordinary items (EPS)					
	Basic EPS (not annualized) (Rs.)	(427)	(885)	(236)	(3,196)	(1,208)
	Diluted EPS (not annualized) (Rs.)	(427)	(885)	(236)	(3,196)	(1,208)
18	Debt Equity Ratio	8.66	9.65	9.78	8.66	9.78
19	Debt Service Coverage Ratio	(0.38)	(0.21)	0.92	(0.38)	0.92
20	Interest Service Coverage Ratio	(0.38)	(0.21)	0.92	(0.38)	0.92
21	Asset Coverage Ratio	1.11	1.00	1.12	1.11	1.12

Formulae for computation of ratios are as follows :

i. Paid up Debt Capital represents Non convertible Debentures

ii. Debt Equity Ratio=Debt/Networth (Net Worth = Equity Share Capital+ Reserves and Surplus) where
Debt = Long-term borrowings + current maturities+ Short Term Borrowings + Interest Accrued and due
+ interest Accrued but not due.- Cash and cash equivalent

iii. Debt Service Coverage Ratio = Profit before Tax + Interest Costs /(Interest costs + Principal repayment during the period.)

iv. Interest Service Coverage Ratio = Profit before Tax + Interest Costs / Interest costs

v. Asset Coverage Ratio =(Total Assets - Intangible Assets - Current Liabilities- Short Term Borrowings)/Total Debt

For and on behalf of Board of Directors



Anil Ahluwalia

ANIL AHLUWALIA

Director

DIN 00597508

Mumbai

Date : 30th May, 2022

FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED MARCH 31, 2022

NOTES:

1. The above results, which have been subjected to audit by the Auditors of the Company, were reviewed by the Audit Committee of Directors and subsequently approved and taken on record by the Board of Directors of the Company in its meeting held on May 30, 2022 required under Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The audit/review of the results for the year ended March 31, 2022 was carried out by the Statutory Auditors of the Company M/s M. H. Dalal & Associates, Chartered Accountants, who have expressed an unqualified opinion.
2. The above financial results are in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013 read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and the Companies (Indian Accounting Standards) Amendment Rules, 2016. Results for the quarter/ year ended March 31, 2022 are in compliance with the Indian Accounting Standards (IND AS) notified by the Ministry of Corporate Affairs.
3. As the Company's business activity falls within a single primary business segment, viz. 'Real Estate Development', the disclosure requirements under Ind AS - 108 'Operating Segments' are not applicable.
4. The Company is in process of renewal of the credit rating of its 15% Listed, Secured Cumulative, Redeemable non-convertible debentures. There is B+ Credit Rating for 8% Listed, Secured Cumulative Redeemable non-convertible debentures.
5. Due to Contractual obligation, the Company has not accrued interest on its unsecured loans and security deposit of Rs. 23,17,89,780 /- as on 31st March, 2022.
6. The outbreak of COVID-19 had disrupted regular business operations of the Company due to the lock down restrictions and other emergency measures imposed by the Government from time to time. The operations of the Company have started recovering from the economic slowdown caused by COVID-19 pandemic and reaching normalcy. The management has taken into account the possible impacts of known events, upto the date of the approval of these financial results, arising from COVID-19 pandemic on the carrying value of the assets and liabilities as at 31 March 2022. The company continues to closely observe the evolving scenario and take into account any future developments arising out of the same.
7. Figures for the previous period have been regrouped / reclassified to conform to the figures of the current period.

For and on Behalf of the Board



Anil Ahluwalia
ANIL AHLUWALIA
Director
DIN: 00597508

Place: Mumbai
Date : 30th May, 2022

TWENTY FIVE SOUTH REALTY LIMITED



CIN : U51100MH1996PLC100876

Registered Office: Hindustan Mills compound, Kashinath Dhoori Marg, Prabhadevi, Mumbai 400025

Phone : 91 22 24221227; 24221228

STATEMENT OF AUDITED ASSETS AND LIABILITIES FOR THE YEAR ENDED MARCH 31, 2022

Particulars		As at 31.03.2022 Audited	As at 31.03.2021 Audited
A	ASSETS		
I	Non-current Assets		
	(a) Property, plant and equipment	158	285
	(b) Capital work-in-progress	-	28
	(c) Financial Assets		
	(i) Other Financial Assets	55	50
	(d) Current Tax Assets	883	207
	(e) Deferred Tax Assets (net)	2,813	2,076
	Sub-total - Non-current Assets	3,910	2,647
II	Current Assets		
	(a) Inventories	278,846	226,681
	(b) Financial Assets		
	(iii) Cash and cash equivalents	5,783	17,009
	(iv) Bank balances other than (iii) above	18	17
	(vi) Other Financial Assets	1,903	989
	(c) Other Current Assets	1,462	1,853
	Sub-total - Current Assets	288,012	246,549
	TOTAL ASSETS (I+II)	291,921	249,195
B	EQUITY AND LIABILITIES		
I	Equity		
	(a) Equity share capital	5	5
	(b) Other equity	13,492	15,047
	TOTAL EQUITY	13,497	15,052
II	Liabilities		
	(i) Non-current liabilities		
	(a) Financial liabilities		
	(i) Borrowings	111,393	146,648
	(ii) Other financial liabilities	662	64
	(b) Provisions	62	23
	Sub-total - Non-current Liabilities	112,116	146,735
	(ii) Current liabilities		
	(a) Financial liabilities		
	(i) Borrowings	4,305	3,373
	(ii) Trade payables	3,220	1,587
	(iii) Other financial liabilities	14,277	21,759
	(b) Other current liabilities	144,487	60,674
	(c) Provisions	19	15
	Sub-total - Current Liabilities	166,308	87,408
	TOTAL LIABILITIES (i+ii)	278,424	234,143
	TOTAL EQUITY AND LIABILITIES (I+II)	291,921	249,195

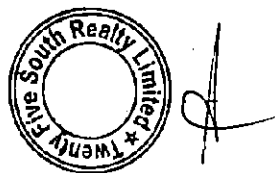
CASH FLOW STATEMENT FOR THE YEAR ENDED 31st MARCH, 2022

Particulars	31st March, 2022 ₹	31st March, 2021 ₹
I. CASH FLOWS ARISING FROM OPERATING ACTIVITIES		
Net profit/(loss) before taxation as per Statement of Profit and Loss	(213,367,912)	(177,902,579)
Add / (Less) :		
Finance costs	154,370,788	2,300,464,579
Depreciation and amortisation	17,446,212	28,281,746
Interest income	(18,078,863)	(2,631,861)
Remeseasurement of the net defined benefit liability / asset	(1,622,374)	321,847
Loss on foreign currency fluctuation (Net)	119,955	-
Excess provision written back	(216,243)	(582,704,533)
Sundry Credit balance appropriated	(798,054)	(78,133)
	151,221,421	1,743,653,645
Operating profit before working capital changes	(62,146,491)	1,565,751,066
Add / (Less) :		
(Increase) in inventories	(5,216,450,509)	(2,394,798,649)
(Increase) / Decrease in Other Current & Non current Asset	(85,565)	(106,097)
(Increase) / Decrease in Loans and advances	(52,496,335)	(95,250,692)
Increase / (Decrease) in trade and other payables	8,597,057,298	1,071,784,627
Direct taxes paid	(81,795,759)	23,776,384
	3,246,229,130	(1,394,594,427)
Net cash flow from operating activities	3,184,082,639	171,156,639
II. CASH FLOWS ARISING FROM INVESTING ACTIVITIES		
Inflow / (Outflow) on account of :		
Interest income received	17,805,827	2,345,940
Purchase of fixed assets	(1,982,466)	(148,350)
Net cash flow from investing activities	15,823,361	2,197,590
III. CASH FLOWS ARISING FROM FINANCING ACTIVITIES		
Inflow / (Outflow) on account of :		
Proceeds from Long Term Borrowing	(3,525,560,342)	4,745,583,509
Proceeds from Short Term Borrowing	93,149,999	(320,434,476)
Repayment of Security Deposit	(18,787,470)	-
Finance costs paid	(871,320,378)	(2,986,234,954)
Net cash flow from financing activities	(4,322,518,191)	1,438,914,079
Net increase in cash and cash equivalents (I + II + III)	(1,122,612,191)	1,612,268,308
Add: Balance at the beginning of the year	1,700,900,911	88,632,603
Cash and cash equivalents at the end of the year	578,288,720	1,700,900,911
Components of cash and cash equivalents (Refer Note 9)		
Cash on hand	5,787	19,601
Balances with banks		
- in Current accounts	568,328,627	1,690,927,004
- in Deposits with maturity of less than three months	9,954,306	9,954,306
	578,288,720	1,700,900,911

The accompanying notes are an integral part of the financial statements

Note:

The Cash Flow Statement has been prepared under indirect method as set out in Indian Accounting Standard (Ind AS- 7) statement of cash flows.



STATEMENT ON IMPACT OF AUDIT QUALIFICATIONS (FOR AUDIT REPORT WITH MODIFIED OPINION) SUBMITTED ALONG-WITH ANNUAL AUDITED FINANCIAL RESULTS

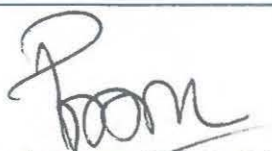
Statement on Impact of Audit Qualifications for the Financial Year ended March 31, 2022 [See regulation 33/52 of the SEBI(LODR)(Amendment) Regulations,2016]				
SR. No.	Particulars	Audited Figures Rs in lacs (as reported before adjusting for qualifications)	Adjusted Figures Rs in lacs (audited figures after adjusting for qualifications)	
I	1.	Turnover/ Total Income	878.05	878.05
	2.	Total Expenditure	3011.73	3011.73
	3.	Net Profit/(Loss)	(1554.49)	(1554.49)
	4.	Earnings Per Share (Rupees)	(3196)	(3196)
	5.	Total Assets	291921.53	291921.53
	6.	Total Liabilities	291921.53	291921.53
	7.	Net Worth	13497.19	13497.19
	8.	Any other financial item(s)(as felt appropriate by the management)	-	-
	Note: With regards to qualification, there is no impact on above figures as the amount qualified gets capitalised to work in progress account and this is offset by corresponding entry in finance cost.			
II	Audit Qualification(each audit qualification Separately):			
	a.	Details of Audit Qualifications	Audit Qualifications <i>Attention is invited to footnote (b) to Note 23 to the financial statement of the company with regards to the non-provision for interest expense amounting to Rs.2317.89 lacs on certain Inter Corporate deposits due to contractual obligations. Consequent to the above, the finance cost as well as the Loss for the year ended 31st March, 2022 was lower by Rs.2317.89 lacs.</i>	
	b.	Type of Audit Qualification	Modified opinion.	
	c.	Frequency of Qualification	Continuation from previous year.	
	d.	For Audit Qualification(s)where the impact is quantified by the auditor, Management views	Audit Qualifications <i>Footnote (b) to Note 23 to the financial statement of the company with regards to the non-provision for interest expense amounting to Rs.2317.89 lacs on certain Inter Corporate deposits due to contractual obligations. Consequent to the above, the finance cost as well as the Loss for the year ended 31st March, 2022 was lower by Rs.2317.89 lacs.</i>	




	impact is quantified by the auditor, Management views	
e	For Audit Qualification(s) where the impact is not quantified by the auditor	NOT APPLICABLE
	i. Management's estimation on the impact of audit qualification	NOT APPLICABLE
	ii. If management is unable to estimate the impact, reasons for the same	NOT APPLICABLE
	iii. Auditors' Comments on (I) or (II) above	NOT APPLICABLE

III Signatories:

- Chief Executive Officer


: (Mr. Praphul Shinde)

- Chief Financial officer


: (Ms. Alaknanda Purav)

- Audit Committee Chairman


: (Mr Sunil Shah)
DIT# 06947244

- Statutory Auditor
(M/s M.H. Dalal & Associated,
Chartered Accountants,
Mumbai)

: (Devang Dalal)
Partner

Place: Mumbai

Date: 30.05.2022



Annexure-2

Statement referred to in Regulation 52 (4) & (6) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015		
S.No	Particulars	Ratio/Amount/others
1	Debt-equity ratio;	8.66
2	Debt service coverage ratio;	0.94
3	Interest service coverage ratio;	-0.38
4	Outstanding redeemable preference shares (quantity and	Not applicable
5	Capital redemption reserve/debenture redemption	Not applicable
6	Net worth;	13497
7	Net profit after tax;	-1538
8	Earnings per share:	-3196
9	Current ratio	2
10	Long term debt to working capital;	1
11	Bad debts to Account receivable ratio;	Not applicable
12	Current liability ratio;	0.58
13	Total debts to total assets;	40%
14	Debtors turnover;	Not applicable
15	Inventory turnover	Not applicable
16	Operating margin (%);	1024%
17	Operating margin (%);	Not applicable
18	Sector specific equivalent ratios	Not applicable
19	Free reserve as on the end of period	No
20	securities premium account balance (if redemption of redeemable preference share is to be done at a premium, such premium may be appropriated from securities premium account)	No
21	track record of dividend payment on non-convertible redeemable preference shares: Provided that in case the dividend has been deferred at any time, then the actual date of payment shall be disclosed	No
22	breach of any covenants under the terms of the non-convertible redeemable preference shares:	NO

Notes

Debt Equity Ratio=Debt/Networth (Net Worth = Equity Share Capital+ Reserves and Surplus) where
Debt = Long-term borrowings + current maturities+ Short Term Borrowings + Interest Accrued and due '+ interest Accrued but not due.- Cash and cash equivalent
Debt Service Coverage Ratio = Profit before Tax + Interest Costs / (Interest costs + Principal repayment during the period.)
Interest Service Coverage Ratio = Profit before Tax + Interest Costs/ Interest costs
Asset Coverage Ratio =(Total Assets - Intangible Assets - Current Liabilities- Short Term Borrowings)/Total Debt

For and on behalf of Board of Directors

Date: 30th May,2022

Place:Mumbai



Anil Ahluwalia

ANIL AHLUWALIA

Director

DIN: 00597508

TWENTY FIVE SOUTH REALTY LIMITED

CIN: U51100MH1996PLC100876

Registered Office: Hindoostan Mills Compound, Kashinath Dhuri Marg, Patilwadi

Off Veer Sarvarkar Road, Prabhadevi, Mumbai 400025

E-mail: info@twenty5south.com.; Website: www.25south.in.

STATEMENT OF AUDITED FINANCIAL RESULTS FOR THE YEAR ENDED MARCH 31, 2022

Rs. in Lakh

Sr. No.	Particulars	Quarter ended 31 st March, 2022	Quarter ended 31 st March, 2021	Year ended March 31, 2022	Year ended March 31, 2021
		Audited	Audited	Audited	Audited
1.	Total Income from Operations	190	261	878	6111
2.	Net Profit/(Loss) for the period (before Tax, Exceptional and/or Extraordinary Items)	(277)	(133)	(2,134)	(1,779)
3.	Net Profit/(Loss) for the period before tax (after Exceptional and/or Extraordinary Items)	(277)	(133)	(2,134)	(1,779)
4.	Net Profit/(Loss) for the period after tax (after Exceptional and/or Extraordinary Items)	(1,396)	(114)	(1,538)	(581)
5.	Total Comprehensive Income for the period [Comprising Profit/ (Loss) for the period (after tax) and Other Comprehensive Income (after tax)]	(1,413)	(115)	(1,555)	(578)
6.	Paid up Equity Share Capital	5	5	5	5
7.	Reserves (excluding Revaluation Reserve)	-	-	-	-
8.	Securities Premium Account	18,663	18,663	18,663	18,663
9.	Net Worth	13,497	15,630	13,497	15,052
10.	Paid up Debt Capital/Outstanding Debt	1,01,610	5,700	1,01,610	1,36,867
11.	Outstanding Redeemable Preference Shares	1865	1865	1865	1865
12.	Debt Equity Ratio	8.66	9.78	8.66	9.78
13.	Earning per Share (of Rs. 10/- each) (for continuing and discontinued operations)				
	Basic	(427)	(236)	(3,196)	(1,208)
	Diluted	(427)	(236)	(3,196)	(1,208)
14.	Capital Redemption Reserve	-	-	-	-
15.	Debenture Redemption Reserve	-	-	-	-
16.	Debt Service Coverage Ratio	(0.94)	(0.92)	(0.94)	(0.92)
17.	Interest Service Coverage Ratio	(0.38)	(0.92)	(0.38)	(0.92)

Note:

- The above financial results have been reviewed by the Audit Committee and approved by the Board of Directors in their respective meetings held on 30 May, 2022.
- The Financial Results of the Company have been prepared in accordance with Indian Accounting Standards ("IND AS") notified under section 133 of the Companies Act, 2013 ("the act") read with the Companies (Indian Accounting Standards) Rules, 2015 as amended by the Companies (Indian Accounting Standards) (Amendments) Rules, 2016 and in accordance with the requirement of regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
- The above is an extract of the detailed format of annual financial results filed with BSE Limited under Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the annual financial results is available on the website of BSE Limited at www.bseindia.com.



4. For the items referred in the Regulation 52 (4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the pertinent disclosures have been made to BSE Limited and can be accessed on the website of the Stock Exchange at www.bseindia.com.
5. Figures for the previous year have been regrouped/reclassified/rearranged to conform to the figures of the current year. The pertinent items need to be disclosed if the said disclosure is required as per Regulation 52(4) of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015.

For and on behalf of the Board



A handwritten signature in black ink, appearing to read "Anil Ahluwalia".

ANIL AHLUWALIA
Director
DIN: 00597508

Date: 30 May, 2022

Place: Mumbai