



14th August 2025

REF: 1408251/AR/ZVL

To,
The Corporate Communication Department
Bombay Stock Exchange Ltd.
Dalal Street, Fort, Mumbai — 400001

SUB: Outcome of the Board Meeting held on 14th August 2025

REF: Scrip Code: 503641

Dear Madam/Sir,

This is to inform that a meeting of the Board of Directors of the Company was held today, 14th August 2025, which commenced at 11:20 a.m. and concluded at 1:15 p.m., and during which, *inter alia*, the following business was transacted:

1. The Board has approved the Unaudited Standalone and Consolidated Financial Results for the quarter ended 30th June 2025.

Please find enclosed herewith the Unaudited Financial Results (Standalone and Consolidated) for the quarter ended 30th June 2025 for your perusal.

Kindly take the above on record.

Thanking you.

Yours sincerely,

For Zodiac Ventures Limited

RUSTOM
ASPI DEBOO

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RUSTOM ASPI DEBOO
Date: 2025.08.14
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Rustom Deboo

Company Secretary and Compliance Officer



*Pravin Chandak
Associates*

Chartered Accountants

Independent Auditor's Review Report on Quarterly and Year to date Unaudited Standalone Financial Results of the Company, Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

Review Report to
The Board of Directors,
Zodiac Ventures Limited
Mumbai

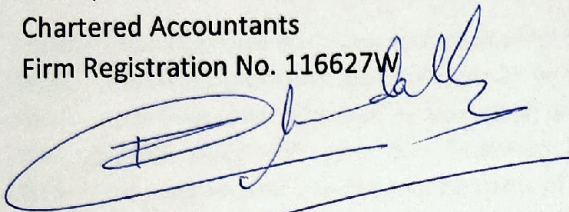
1. We have reviewed the accompanying statement of unaudited standalone financial results of **Zodiac Ventures Limited** (the Company) for the quarter ended June 30, 2025 and the year to date results for the period April 01, 2025 to June 30, 2025 (the statement), attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, (the "Listing Regulations").
2. This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder 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 in 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. This Standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists primarily of making inquiries of company personnel 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.



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New Swapnalok CHS Ltd.,
Natakwal Lane, Borivali (West),
Mumbai - 400 092. Tel : 2089 0661
Email : info@pravinca.com
Website : www.pravinca.com

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 all material respects in accordance with recognition and measurement principles laid down in the aforesaid Indian Accounting Standards (Ind-AS) specified under section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Listing Regulation, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For M/s Pravin Chandak & Associates
Chartered Accountants
Firm Registration No. 116627W



Pravin Chandak

Partner

Membership No. 049391

Place: Mumbai

Dated: 14th August, 2025

UDIN: 25049391BMJARB5152



ZODIAC VENTURES LIMITED
CIN: L45209MH1981PLC023923

Regd.Office: 205C , 45 Juhu Residency, Off Gulmohar Road, Juhu, Vileparle (West), Mumbai 400049
Tel No: 022-4223 3333 www.zodiacventures.in email id: info@zodiacventures.in

Standalone Unaudited Financial Results for the Quarter Ended June 30, 2025

(Rs. In Lacs)

Sr. No.	Particulars	Quarter Ended			Year Ended
		30-Jun-25	31-Mar-25	30-Jun-24	31-Mar-25
		Un-Audited	Audited	Un-Audited	Audited
1	(a) Net Sales/Income from operations	63.67	30.00	-	160.26
	(b) Other Income	2.24	1.13	0.90	3.97
	Total Income (a+b)	65.91	31.13	0.90	164.23
2	Expenditure				
	(a) Purchase of Stock in Trade	83.26	57.67		108.17
	(b) Changes in Inventories of Work-In-Progress	(171.87)	(258.50)	(290.90)	(1,550.21)
	(c) Employee Benefit Expense	10.96	14.25	23.53	83.37
	(d) Finance Cost	55.42	53.25	56.18	234.21
	(e) Depreciation & Amortization Expense	1.55	1.50	1.20	5.75
	(f) Other Expenses	47.87	133.56	211.18	1,169.00
	Total Expenditure (a+b+c+d)	27.20	1.73	1.20	50.28
3	Profit before Exceptional Items & Tax (1-2)	38.71	29.40	(0.30)	113.94
4	Exceptional Items	-	-	-	-
5	Profit before Tax (3-4)	38.71	29.40	(0.30)	113.94
6	Tax Expenses				
	i) Income Tax	9.68	7.53	-	28.49
	ii) Deferred Tax	-	-	-	0.16
	iii) Tax in respect of Earlier Years		-		(10.83)
7	Profit after tax (5-6)	29.03	21.87	(0.30)	96.13
8	Other Comprehensive Income	-	-	-	-
9	Total Comprehensive Income	29.03	21.87	(0.30)	96.13
10	Paid up Equity Share Capital (Face Value Rs. 1/-)	375.90	375.90	375.90	375.90
11	Reserves excluding Revaluation Reserves as per Balance Sheet of previous accounting year				
12	Earning Per Share (EPS)				
	Basic	0.08	0.06	(0.00)	0.26
	Diluted	0.08	0.06	(0.00)	0.26

Notes to Standalone Financial Results

- The above results are reviewed by the Audit Committee and approved by the Board of Directors at its meeting Held on 14th Aug 2025.
- The Company is operating in a single segment viz. Real Estate and Real Estate Development. Hence the results are reported on a single segment basis.
- The figures for the corresponding previous periods have been regrouped/rearranged wherever necessary, to make them comparable.
- The construction work for the Zodiac Guruchhaya Project, situated at a prime location of Vile Parle (East), Mumbai, was commenced on 14th July 2025. This project consists of residential apartments of 1, 2, and 3 BHK flats with an estimated carpet area of 33,000 sq. ft., and is estimated to generate sales of approximately Rs. 110 crores.

For Zodiac Ventures Limited

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RAMESH
SHAH

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Date: 2025.08.14
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Jimit Shah
Managing Director
Place: Mumbai
Date: 14.08.2025



Pravin Chandak
Associates

Chartered Accountants

Independent Auditor's Review Report on the Quarterly and Year to date Unaudited Consolidated Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

Review Report to
The Board of Directors,
Zodiac Ventures Limited
Mumbai

1. We have reviewed the accompanying statement of unaudited consolidated financial results of Zodiac Ventures Limited (the 'Parent Company' or 'Company') and its share of the net profit/(loss) after tax and total comprehensive income/(loss) of its associate companies for the quarter ended June 30, 2025, along with notes (the 'Statement'), attached herewith, being submitted by the Parent Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. This Statement, which is the responsibility of the Parent Company's Management and approved by the Parent Company's 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 as amended (the Act), read with relevant rules issued thereunder 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 required that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information 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 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.

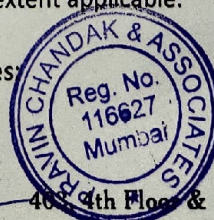
We also performed procedures in accordance with the circular no. CIR/CFD/CMDI/44/2019 dated March 29, 2019, issued by the SEBI under Regulation 33 (8) of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, as amended, to the extent applicable.

4. The Statement includes results of the following component entities:
Parent Company:

- Zodiac Ventures Limited

Associate Companies:

- i) Zodiac Developers Private Limited
- ii) Zodiac Capital Private Limited
- iii) Mumbai Mega Food Park Private Limited



405, 4th Floor & 702/703, 7th Floor,
New Swapnalok CHS Ltd.,
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Mumbai - 400 092. Tel : 2089 0661
Email : info@pravinca.com
Website : www.pravinca.com

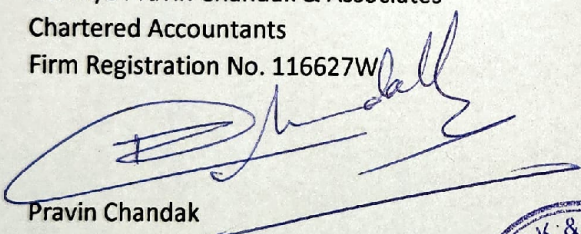
5. Based on our review conducted and procedure performed as per para 3 above and upon considerations of reports of other auditors read with para 6 below and management certified financial information, nothing further has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with recognition and measurement principles laid down in the applicable Indian Accounting Standards i.e. 'Ind AS' prescribed under Section 133 of the Act, read with relevant Rules Issued thereunder and other recognized accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulation, including the manner in which it is to be disclosed, or that it contains any material misstatement.

6. Other Matters

The accompanying Statement includes unaudited interim consolidated financial results and other unaudited financial information relating to the Parent Company's share of net profit/(loss) after tax and total comprehensive income/(loss) in respect of three associate companies for the quarter ended June 30, 2025. The Parent Company's share of net profit/(loss) after tax of these associates is Rs. 0.66 lakh for the quarter ended June 30, 2025. The financial results of these associates are reviewed by their independent auditors whose review report have been furnished to us by the management and our conclusion on the Statement, in so far as it relates to the amounts and disclosure in respect of these associate companies is based solely on the reports of such auditors and procedures performed by us as stated in paragraph 3 above.

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

For M/s Pravin Chandak & Associates
Chartered Accountants
Firm Registration No. 116627W


Pravin Chandak

Partner

Membership No. 049391

Place: Mumbai

Dated: 14th August, 2025

UDIN: 25049391BMJARA1487



Consolidated Unaudited Financial Results for the Quarter Ended June 30, 2025

(Rs. In Lacs)

Sr. No.	Particulars	Quarter Ended			Year Ended
		30-Jun-25	31-Mar-25	30-Jun-24	31-Mar-25
		Un-Audited	Audited	Un-Audited	Audited
1	(a) Net Sales/Income from operations	63.67	30.00	-	160.26
	(b) Other Income	2.24	1.13	0.90	3.97
	Total Income (a+b)	65.91	31.13	0.90	164.23
2	Expenditure				
	(a) Purchase of Stock in Trade	83.26	57.67	-	108.17
	(b) Changes in Inventories of Work-In-Progress	(171.87)	(258.50)	(290.90)	(1,550.21)
	(c) Employee Benefit Expense	10.96	14.25	23.53	83.37
	(d) Finance Cost	55.42	53.25	56.18	234.21
	(e) Depreciation & Amortization Expense	1.55	1.50	1.20	5.75
	(f) Other Expenses	47.87	133.56	211.18	1,169.00
	Total Expenditure (a+b+c+d+e)	27.20	1.73	1.20	50.28
3	Profit before Exceptional Items & Tax (1-2)	38.71	29.40	(0.30)	113.94
4	Exceptional Items	-	-	-	-
5	Profit/(Loss) before Tax (3-4)	38.71	29.40	(0.30)	113.94
6	Tax Expenses				
	i) Income Tax	9.68	7.53	-	28.49
	ii) Deferred Tax	-	-	-	0.16
	iii) Tax in Respect of Earlier Year	-	-	-	(10.83)
7	Profit/(Loss) for the period (5-6)	29.03	21.87	(0.30)	96.13
8	Profit/(Loss) from Associate Companies	0.66	5.16	0.76	5.16
9	Profit/(Loss) for the period after Profit/(Loss) in Associate Companies	29.70	27.03	0.46	101.29
10	Other Comprehensive Income	-	-	-	-
11	Total Comprehensive Income/(Loss) for the period (7+8)	29.70	27.03	0.46	101.29
12	Profit/(Loss) for the period attributable to:				
	i) Equity Holders of the parent	-	-	-	-
	ii) Non Controlling Interest	-	-	-	-
13	Total Comprehensive Income/(Loss) for the period attributable to:	29.70	27.03	0.46	101.29
	i) Equity Holders of the parent	29.70	27.03	0.46	101.29
	ii) Non Controlling Interest	-	-	-	-
14	Paid up Equity Share Capital (Face Value Rs. 1/-)	375.90	375.90	375.90	375.90
15	Other Equity excluding Revaluation Reserves				
16	Earning Per Share (EPS)				
	Basic	0.08	0.07	0.00	0.27
	Diluted	0.08	0.07	0.00	0.27

Notes to Consolidated Financial Results

- The consolidated Financial Results comprise the results of Zodiac Ventures Limited and its Associate Company Zodiac Developers Private Limited and Mumbai Mega Food Park Pvt Ltd and Zodiac Capital Pvt Ltd, which are consolidated in accordance with Ind AS 110 on Consolidation of Financial Statements.
- Zodiac Ventures Ltd (ZVL), having controlling interest in the associate company, is engaged in real estate business. There are several litigations involved in the Hanuman Nagar Project of the said associate Company. There is a dispute with the Joint Developer in the Project. During 2020-21, the arbitration award dated 15th October 2020 has been received for the Hanuman Nagar Project. But the Associate Company has an order from the SRA which contradicts the arbitration award and definitely has more weightage in relative terms. An application under Section 34 of the Arbitration and Conciliation Act 1996 has been filed in the Bombay High Court and the Associate Company is confident of winning the same. In the said application, the Company has obtained a Stay Order from the Bombay High Court against the execution of the said arbitration award. Accordingly, management of the Associate Company is of the opinion that the amount incurred on the project stands good and recoverable along with sizeable profits. The construction activity has again resumed for Sale Building No. 7. Further, our flagship said Sale Building No. 7 has now been christened as 45-Juhu Residency and we have received part Occupation Certificate up to the 9th habitable floor. Accordingly, the Associate Company visualizes sales proceeds, recovery of balance payments on flats sold and also new sales to occur which will improve the Cash Flow.
- Part Occupational Certificate received on 9th March 2023 in ZDPL Hanuman Nagar Project Sale Building. Few flats are unsold due to stay granted by Honorable High Court order dated 26.04.2023. Unsold flats are treated as closing stock. No deemed rent is offered due to Court stay order to sale or lease.
- The ZDPL has given advances for real estate businesses and is negotiating with them to close the deals on the projects. These advances have been outstanding for some time but management feels that the amount advanced are for real estate business and possibilities are being explored. Nevertheless, the amounts stand good and recoverable. The total of such interest free advances are Rs. 2,23,65,820/-.
- The Consolidated financial results should be read in conjunction with the notes to the financial results for the Quarter and Year ended 30th June, 2025.

For Zodiac Ventures Limited

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Jimit Shah
Managing Director
Place: Mumbai
Date: 14.08.2025