

TERRAFORM MAGNUM LIMITED

Corporate Identity Number: L65990MH1982PLC040684

Regd. Off.: Godrej Coliseum, A- Wing 1301, 13th Floor, Behind Everard Nagar,
Off Eastern Express Highway, Sion (East), Mumbai -400 022 T: + 91 (22) 62704900
Web: www.terraformmagnum.com E-mail: secretarial@terraformrealty.com

November 05, 2025

To,
Corporate Service Department
BSE Limited,
P.J. Towers, Dalal Street,
Mumbai- 400001.

Company Code: 506162

Dear Sir,

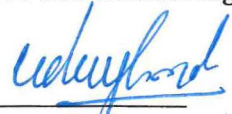
Sub: Outcome of Board Meeting and disclosure under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Pursuant to Regulation 30 and Regulation 33 read with Schedule III of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we are pleased to inform you that the Board of Directors of Terraform Magnum Limited ("the Company") at its Meeting held on November 05, 2025 commenced at 3:00 p.m. and concluded at 4:00 p.m., have inter-alia considered and approved the following business:

1. Un-audited Financial Results of the Company for the Quarter and Half-year ended September 30, 2025; and Statement of Assets and Liabilities & Cash flow Statement for the Half-year ended September 30, 2025. (Copies enclosed herewith).
2. Took note of Limited Review Report of the Statutory Auditors of the Company for the said period; (Copy of Limited Review Report enclosed herewith).
3. Resignation of Ms. Bhavisha Dedhia (DIN: 09471104) from the Directorship of the Company with effect from the close of working hours of 05/11/2025. (Copy of Resignation Letter enclosed herewith).

We request you to take the above information on record.
Thanking You,

Yours faithfully,
For Terraform Magnum Limited


Mr. Uday Mota
Managing Director
(DIN: 08635338)



Encl: As above

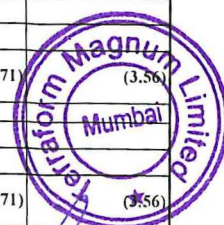
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STATEMENT OF UN-AUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30TH SEPTEMBER, 2025

	Particulars	(Amt in Lakhs. Except EPS)					
		Figures for the Quarter ended on			Figures for the Half- Year ended on		Figures for the year ended on
		30-09-2025 Unaudited	30-06-2025 Unaudited	30-09-2024 Unaudited	30-09-2025 Unaudited	30-09-2024 Unaudited	31-03-2025 Audited
	Income						
1	Revenue From Operations	-	-	-	-	-	-
2	Other Income	0.00	0.02	0.03	0.02	0.08	0.18
3	Total Income	0.00	0.02	0.03	0.02	0.08	0.18
	Expenses						
	a) Cost Of Materials Consumed	-	-	-	-	-	-
	b) Purchase Of Stock-In-Trade	-	-	-	-	-	-
	c) Change In Inventories Of Finished Goods, Work-In-Progress And Stock-In-Trade	-	-	-	-	-	-
	d) Employee Benefits Expense	-	-	-	-	-	-
	e) Finance Costs	0.00	0.05	-	0.05	-	0.00
	f) Depreciation And Amortization Expense	-	-	-	-	-	-
	g) Other Expenses	1.21	2.85	1.53	4.06	4.18	8.72
	Total Expenses	1.21	2.90	1.53	4.12	4.18	8.72
5	Profit / (Loss) before Exceptional and Extraordinary and Tax (3 ± 4)	(1.21)	(2.88)	(1.50)	(4.10)	(4.10)	(8.54)
6	Exceptional Items	-	-	-	-	-	-
7	Profit / (Loss) before Tax (5 ± 6)	(1.21)	(2.88)	(1.50)	(4.10)	(4.10)	(8.54)
8	Extraordinary items	-	-	-	-	-	-
9	Profit / (Loss) before tax	(1.21)	(2.88)	(1.50)	(4.10)	(4.10)	(8.54)
10	Tax Expense	-	-	-	-	-	-
	a) Current Tax	-	-	-	-	-	-
	b) Short/(Excess) Provision of earlier year	-	-	-	-	-	-
	c) Deferred Tax	-	-	-	-	-	-
11	Profit / (Loss) for the Period from continuing operation (9-10)	(1.21)	(2.88)	(1.50)	(4.10)	(4.10)	(8.54)
12	Profit/(Loss) from discontinuing operation	-	-	-	-	-	-
13	Tax expenses of Discontinuing operation	-	-	-	-	-	-
14	Profit/(Loss) from discontinuing operation (after tax) (12± 13)	-	-	-	-	-	-
15	Profit/(Loss) for the period (11+14)	(1.21)	(2.88)	(1.50)	(4.10)	(4.10)	(8.54)
16	Other Comprehensive Income (OCI)	-	-	-	-	-	-
17	Total Comprehensive Income for the period (15±16)	(1.21)	(2.88)	(1.50)	(4.10)	(4.10)	(8.54)
18	Share of Profit / (Loss) of Associates	-	-	-	-	-	-
19	Disposal in the stake of Subsidiary.	-	-	-	-	-	-
20	Non-Controlling Interest	-	-	-	-	-	-
21	Net Profit / (Loss) after Taxes, Minority Interest and Share of Profit / (Loss) of Associates (17 ± 18 ± 19 ± 20)	(1.21)	(2.88)	(1.50)	(4.10)	(4.10)	(8.54)
22	Paid-up Equity Share Capital (Face Value of the Share shall be Indicated)	24.00	24.00	24.00	24.00	24.00	24.00
23	Other Equity	-	-	-	-	-	(1,854.80)
24.i	Earnings per Share (Before Extraordinary items) (of Rs. Nil each) (Not Annualised):						
	(a) Basic	(0.50)	(1.20)	(0.63)	(1.71)	(1.71)	(3.56)
	(b) Diluted						
24.ii	Earnings per Share (After Extraordinary items) (of Rs. Nil each) (Not Annualised)						
	(a) Basic	(0.50)	(1.20)	(0.63)	(1.71)	(1.71)	(3.56)
	(b) Diluted						



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STATEMENT OF UN-AUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30TH SEPTEMBER, 2025

- 1 The above results for the quarter and half year ended 30th September 2025 are reviewed, recommended and approved by the Board of Directors of the Company in their respective meeting held on 05th November 2025 and are subjected to a "Limited Review Report" by the Statutory Auditor.
- 2 The results of the Company are available on the Company's website www.terraformmagnum.com and also available on BSE Ltd. respectively.
- 3 The Company has entered into a Deed of Assignment dated 26th April 2019 for the assignment of its rights in the property held as stock in trade at Kandivali (East) for an agreed consideration. The assignee has committed various defaults from time to time. The Company has served a notice to the assignee to comply with the contractual obligations by paying all the dues immediately. Since, significant uncertainties and disputes relating to the completion of the transaction are continued during the year, the Company will recognise revenue under Ind AS 115 on fulfilment of specific performance obligation and resolution of significant uncertainties
- 4 The Financial Result for the quarter ended 30th September 2025 have been prepared on the going concern basis based upon the estimated future cash flow projections, business prospect and on the basis of internal assessment, though the net worth of the Company continues to be negative.
- 5 The above statements has been prepared in accordance with the Companies (Indian Accounting Standards) Rules, 2015 (Ind AS) prescribed under Section 133 of the Companies Act, 2013 and other recognised accounting practices and policies to the extent applicable.
- 6 The figures of previous periods are regrouped / rearranged wherever considered necessary to correspond with the current period presentation.
- 7 The figures in ` Lakhs are rounded off to two decimals.

For TERRAFORM MAGNUM LIMITED

DATE : 05th November 2025

PLACE : Mumbai



UDAY MOTA

Managing Director

DIN No. 08635338

TERRAFORM MAGNUM LIMITED

CIN: L65990MH1982PLC040684

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Unaudited Statement of Assets and Liabilities as at 30th September 2025

	Particulars	As at 30.09.2025 (Un- Audited) (Amount in Lakh)	As at 31.03.2025 (Audited) (Amount in Lakh)
A	ASSETS		
1	Non-current Assets		
(a)	Property, plant and equipment	-	-
(b)	Intangible Asset	-	-
(c)	Capital work-in progress	-	-
(d)	Financial Assets		
	i) Investments	-	-
	ii) Loans	-	-
	iii) Other financial assets	-	3.80
(e)	Deferred tax Assets	-	-
(f)	Other Non Current Assets	-	-
	Total Non-Current Assets	-	3.80
2	Current Assets		
(a)	Inventories	796.02	796.02
(b)	Financial Assets		
	(i) Investments	-	-
	(ii) Trade Receivables	-	-
	(iii) Cash and Cash Equivalents	1.32	0.26
	(iv) other Bank Balances	0.04	0.07
	(v) Loans and Advances	-	-
	(vi) Other Financial Assrts	0.36	0.36
(c)	other Current Assets	428.78	440.13
	Total Current Assets	1,226.51	1,236.83
	TOTAL ASSETS	1,226.51	1,240.63
B	EQUITY AND LIABILITIES		
1	Equity		
(a)	Equity Share Capital	24.00	24.00
(b)	Other Equity		
	(i) Retained Earnings	-	-
	(ii) Reserves and surplus	(1,858.89)	(1,854.80)
	(ii) Other reserves	-	-
	Total Shareholders Funds	(1,834.89)	(1,830.80)
2	Liabilities		
1	Non-Current Liabilities		
(a)	Financial Liabilities		
	(i) Borrowings	-	-
	(ii) Trade Payables	-	-
(b)	Deferred Tax Liabilities	-	-
(c)	other Non-Current Liabilities	-	-
	Total Non-Current Liabilities	-	-
2	Current Liabilities		
(a)	Financial Liabilities		
	(i) Borrowings	-	-
	(ii) Trade Payables	0.15	9.15
	(iii) other Financial Liabilities	11.25	11.25
(b)	Other Current Liabilities	3,050.00	3,051.03
(c)	Provisions		
	Total Current Liabilities	3,061.40	3,071.43
	Total Equity and Liabilities	1,226.51	1,240.63

For TERRAFORM MAGNUM LIMITED

DATE : 05th November 2025
PLACE : Mumbai

UDAY MOTWANI
Managing Director
DIN No. 086353880



TERRAFORM MAGNUM LIMITED

CIN - L65990MH1982PLC040684

Registered Office:- Godrej Coliseum, A- Wing 1301, 13th Floor, Behind Everard Nagar, Off Eastern Express Highway, Sion (East), Mumbai 400 022.

Un-Audited Statement of Cash Flow for the period ended September 30, 2025

Particulars	As at 30.09.2025 (Un- Audited) (Amount in Lakh)	As at 30.09.2024 (Un- Audited) (Amount in Lakh)
A Cash flow from operating activities :		
Profit before tax	(4.10)	(4.10)
Adjustments for:		
Interest Expenses	0.05	
Interest received	(0.02)	(0.08)
Operating profit before working capital changes	(4.06)	(4.18)
Adjustments for:		
Decrease/(increase) in inventories	-	(0.49)
Decrease/(increase) in current financial assets	0.00	-
Decrease/(increase) in other current assets	11.35	3.37
Decrease/(increase) in trade receivables	-	-
(Decrease)/Increase in trade payables	(9.00)	(0.25)
(Decrease)/Increase in current financial liabilities	-	(0.01)
(Decrease)/Increase in other current liabilities	(1.02)	-
	1.33	2.62
Cash generated from operating activities	(2.74)	(1.56)
Short Provision of earlier years	-	-
Income Tax Paid (net)	-	-
Net cash generated from operating activities	(2.74)	(1.56)
B Cash flow from investing activities:		
Interest received	0.02	0.08
Fixed Deposit not considered in cash and cash equivalent	3.80	-
Other Bank Balance not considered in cash & cash equivalent	0.03	-
	3.85	0.08
C Cash flow from financing activities:		
(Repayment)/proceeds of Long term borrowings, net	-	-
(Repayment)/proceeds of short term borrowings, net	-	-
Interest Expenses	(0.05)	-
Net cash generated from financing activities	(0.05)	-
Net increase in cash and cash equivalents (A+B+C)	1.06	(1.48)
Cash and cash equivalents at the beginning of the year	0.26	4.24
Cash and cash equivalents at the end of the year	1.32	2.76

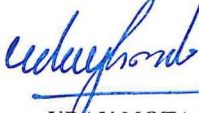
1 Figures in bracket represent cash outflow.

2 The cash flow statement has been prepared under the indirect method as set out in Indian Accounting Standard (Ind AS 7) statement of cash flows.

3 Direct taxes paid are treated as arising from operating activities and are not bifurcated between Investing and financing activities.

For TERRAFORM MAGNUM LIMITED

DATE : 05th November 2025
PLACE : Mumbai


UDAY MOTA
Managing Director
DIN No. 08635338

Independent Auditor's Review Report on Unaudited Quarterly and Year to Date Standalone Financial Results of **TERRAFORM MAGNUM LIMITED** pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

To
The Board of Directors of
TERRAFORM MAGNUM LIMITED

We have reviewed the accompanying Statement of Unaudited Standalone Financial Results of **TERRAFORM MAGNUM LIMITED** ("the Company") for the quarter ended 30th September 2025 and year to date from 1st April 2025 to 30th September 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 ("Listing Regulations");

This Statement, which is the responsibility of the Company's Management and approved by its 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, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended ("Listing Regulation"). Our responsibility is to express a conclusion on the Statement based on our review;

Material uncertainty Related to Going Concern

- We draw attention, in note no. 4 and as represented by the management that, they have prepared the financial result on a going concern basis based upon estimated future cash flow projections, business prospects and on the basis of internal assessment, though the net worth of company continues to be negative.

Our conclusion is not modified in respect of this matter.

Emphasis of Matter

- We draw attention to note no. 3, the Company has entered into a Deed of Assignment of Leasehold Rights and of Rights under agreement for Sale dated 26th April 2019 for assignment ("the agreement") of its rights in the property situated at Kandivali (East), receivable over an agreed period of time. The said property /rights in the property is treated as stock-in-trade in books of accounts. As agreed between the parties, the Company has right to terminate the agreement in the event there is a default to pay the consideration. The original documents relating to the title of the property, Power of attorney and other related documents are kept with escrow agent till the full consideration is received by the Company. However, the Company has not received payments as per schedule of payment agreed upon. In absence of which, the Company has recourse to the rights in the property by getting back documents lying with escrow agent and terminate the transaction. In view of these, there is significant uncertainties relating to completion of transaction under the above agreement. In view of the same, the Company will recognize revenue under Ind AS 115 on fulfilment of specific performance obligations.

Our conclusion is not modified in respect of this matter.



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 ("ICAI"). 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 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;

Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement of Unaudited Standalone Financial Results, prepared in accordance with recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ("Ind AS"), 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, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which, it is to be disclosed, or that it contains any material misstatement.

For J. D. Zatakia & Company
Chartered Accountants
Firm Regn. No. 111777W



J. D. Zatakia - Proprietor
Membership No. 17669
UDIN: 25017669BMJAFP9819



Place: Mumbai

Date: - 5 NOV 2025