

Date: October 24th, 2026

To, National Stock Exchange of India Limited Exchange Plaza, Plot No. C/1, G' Block, Bandra-Kurla Complex, Bandra (E), Mumbai – 400 051 Symbol / Scrip Code – MODIS	To, BSE Limited Corporate Relationship Dept., Phirozee Jeejeebhoy Towers, Dalal Street, Fort, Mumbai – 400 001 Scrip Code – 543539
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Sub: Outcome of Meeting of Board of Directors held on October 24th, 2026

Dear Sir / Madam,

Pursuant to Regulation 30 and Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time ("Listing Regulations"), we wish to inform you that the Board of Directors of the Company at their Meeting held today October 24th, 2026 has inter alia transacted the following business:

Approved the Un-audited Standalone and consolidated Financial Results of the Company for the quarter ended September 30th, 2026, as recommended by the Audit Committee.

Pursuant to the Listing Regulations, we are enclosing herewith the following:

- Un-audited Standalone and Consolidated Financial Results for the quarter ended September 30, 2026, along with the Limited Review Report issued by the Statutory Auditors of the Company.

The Meeting of the Board of Directors commenced at 11:30 A.M. and concluded at 12:30 P.M.

Further, as informed earlier, the Trading Window for dealing in the securities of the Company shall remain closed till 48 hours after the declaration of financial results i.e. October 26th, 2026, in terms of the Code of Conduct for Prevention of Insider Trading of the Company.

Kindly take the same on your record and acknowledge.

Thank you.

Yours Faithfully,

For MODI'S NAVNIRMAN LIMITED

Nishi Mahek Modi
Digitally signed by
Nishi Mahek Modi
Date: 2026.10.24
12:35:28 +05'30'

Mrs. Nishi Modi
Company Secretary & Compliance Officer
ACS: 68212



Independent Auditor's Limited Review Report on Unaudited Standalone Financial Results for the Quarter & Half Year ended September 30, 2026 of the Company pursuant to Regulation 33, of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended.

To
The Board of Directors
Modis Navnirman Limited
Shop No. 1, Rashmi Heights, M G Road, Kandivali West,
Mumbai, Maharashtra - 400067

We have reviewed the accompanying statement of unaudited standalone financial results ("the statement") of **Modis Navnirman Limited** ("the Company") for the Quarter & Half Year ended 30th September 2026 being submitted by the company pursuant to the requirement of Regulations 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015.

This Statement is the responsibility of the company's management and has been approved by the Board of Directors. has been prepared in accordance with the recognition and measurement principles laid down in Accounting Standards 25 "Interim Financial Reporting" prescribe under section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulation. Our responsibility is to issue a report on these financial statements based on our review.

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. This standard require that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standard on Auditing and consequently does not enable us to obtain an 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 statements of unaudited standalone financial results prepared in accordance with applicable accounting standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulations 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

As stated in Note 2 of the statement, the figure for the corresponding quarter ended 30th September 2026 are the balancing figure between the half year ended September 30, 2026 and reviewed figure of quarter ended June 30, 2026.

As stated in Note 2 of the statement, we have not performed a review or audit of the figure for the corresponding quarter ended 30th September 2025.

Date : 24th October 2026
Place : Mumbai

FOR D G M S & Co.
(Chartered Accountants)
F. R. No. :112187W


Hiren J Maru
Partner
M. No. : 115279
UDIN: 26115279ZWRNYK8217



MODIS NAVNIRMAN LIMITED (CIN: L45203MH2022PLC377939) Registered Office: Shop No. 1, Rashmi Heights, M G Road, Kandivali West, Mumbai, Pin code-400067 MAHARASHTRA-400067 Website: www.modisnavnirman.com							
(₹ in lakhs)							
Statement of Unaudited Standalone Financial results for the quarter and half year ended 30 September 2026							
	Particulars	Quarter ended			Half Year ended		Year ended
		30-Sep-26	30-Sep-25	30-Jun-26	30-Sep-26	30-Sep-25	31-Mar-26
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
	Income						
1	Revenue from operations	6,938.32	3,784.69	5,825.89	12,764.21	8,338.89	18,931.35
2	Other income	5.85	28.82	49.39	55.24	42.00	336.76
3	Total income (1+2)	6,944.17	3,813.51	5,875.28	12,819.45	8,380.89	19,268.11
4	Expenses						
	(a) Costs of Projects	5,184.22	2,176.97	4,491.59	9,675.81	6,694.78	18,997.64
	(b) Changes in Inventories	106.25	882.30	(3.79)	102.46	(247.99)	(4,290.11)
	(c) Employee Benefits Expenses	91.92	52.89	84.62	176.54	143.97	372.05
	(d) Other Expenses	108.47	104.69	134.69	243.16	184.86	338.73
	Total expenses (4)	5,490.86	3,216.85	4,707.11	10,197.97	6,775.62	15,418.31
	Earnings before interest, tax, depreciation and amortisation (EBITDA) (3-4)	1,453.31	596.66	1,168.17	2,621.48	1,605.27	3,849.80
	(e) Finance costs	116.21	2.19	1.85	118.06	0.55	165.37
	(f) Depreciation and amortisation expenses	12.17	10.33	10.89	23.06	0.83	40.24
5	Profit before tax	1,324.93	584.14	1,155.43	2,480.36	1,603.89	3,644.19
6	Tax expense						
	(a) Current tax						
	- Current period/year	276.55	64.76	294.81	571.36	404.39	726.46
	- Short/ Excess Provision of earlier year taxes	-	-	-	-	-	-
	(b) Deferred tax	3.68	(1.10)	(0.52)	3.16	(0.95)	(4.17)
	Total tax expense	280.23	63.66	294.29	574.52	403.44	722.29
7	Profit for the period/year (5-6)	1,044.70	520.48	861.14	1,905.84	1,200.45	2,921.90
8	Other comprehensive income						
	(a) Items that will not be reclassified to profit or loss						
	(i) Remeasurement of defined benefit plans	8.90	-	(2.94)	5.96	-	(5.62)
	(ii) Income tax relating to above	(0.77)	-	(0.74)	(1.50)	-	1.41
	(b) Items that will be reclassified to profit or loss						
	(i) Exchange difference on translation of foreign operations	-	-	-	-	-	-
	(i) Income tax relating to above	-	-	-	-	-	-
	Total other comprehensive (loss) / profit (net of tax) for the period/year	8.14	-	(3.68)	4.46	-	(4.21)
9	Total comprehensive income (net of tax) for the period/year (7+8)	1,052.84	520.48	857.45	1,910.30	1,200.45	2,917.69
10	Paid -up equity share capital (face value of ₹ 10 per share)	1,959.12	1,959.12	1,959.12	1,959.12	1,959.12	1,959.12
11	Other Equity						13,711.02
12	Earnings per share (EPS) (not annualised, except for year end)						
	Basic (in ₹)	5.33	2.66	4.38	9.73	6.13	14.91
	Diluted (in ₹)	5.33	2.66	4.38	9.73	6.13	14.91



MODIS NAVNIRMAN LIMITED

(CIN: L45203MH2022PLC377939)

Registered Office: Shop No. 1, Rashmi Heights, M G Road, Kandivali West, Mumbai, Pin code-400067
Website: www.modisnavnirman.com

(₹ in lakhs)

Statement of Standalone Assets and Liabilities for the half year ended 30 September 2026

	Particulars	As at 30th September 2026	As at 31 March 2026
		(Unaudited)	(Audited)
A	ASSETS		
1	Non-Current Assets		
	(a) Property, Plant and Equipment	26.79	2.65
	(b) Right-Of-Use Assets	35.42	55.11
	(c) Intangible Assets	-	-
	(d) Financial Assets		
	(i) Investments	10.00	126.60
	(ii) Other Financial Assets	244.46	196.13
	(e) Deferred Tax Assets (net)	13.98	15.35
	(f) Non - Current Tax Assets (net)	-	-
	(g) Other Non Current Assets	4.42	41.64
	Total Non-Current Assets	335.07	437.48
2	Current Assets		
	(a) Inventories	14,539.75	14,642.21
	(b) Financial Assets		
	(i) Trade Receivables	1,562.63	879.63
	(ii) Cash and Cash Equivalents	451.54	140.56
	(iii) Bank Balances Other Than (ii) Above	198.84	344.75
	(iv) Loans	-	-
	(v) Other Financial Assets	-	5.45
	(c) Other Current Assets	27,726.92	14,047.36
	Total Current Assets	44,479.68	30,059.96
	Total Assets	44,814.75	30,497.44
B	EQUITY AND LIABILITIES		
1	Equity		
	(a) Equity share capital	1,959.12	1,959.12
	(b) Other equity	15,621.34	13,711.02
	Total Equity	17,580.46	15,670.14
	Liabilities		
2	Non-Current Liabilities		
	(a) Financial Liabilities		
	(i) Borrowings	-	-
	(i) Lease Liabilities	8.72	21.56
	(b) Provisions	41.64	40.56
	(c) Non - Current Tax liability (net)	667.42	404.25
	Total Non-Current Liabilities	717.78	466.35
3	Current Liabilities		
	(a) Financial Liabilities		
	(i) Borrowings	2,400.19	561.68
	(ii) Lease Liabilities	37.66	47.54
	(iii) Trade payables		
	- Total outstanding dues of micro enterprises and small enterprises	776.21	456.05
	- Total outstanding dues of creditors other than micro enterprises and small enterprises	5,661.95	4,377.37
	(iv) Other Financial Liabilities	40.83	126.50
	(b) Other Current Liabilities	17,597.22	8,791.31
	(c) Provisions	2.45	0.49
	(c) Current tax Liabilities (net)	-	-
	Total Current Liabilities	26,516.51	14,360.93
	Total Liabilities (2+3)	27,234.29	14,827.27
	Total Equity and Liabilities	44,814.75	30,497.42



MODIS NAVNIRMAN LIMITED

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(₹ in lakhs)

Statement of Standalone Cash Flow for the half year ended 30 September 2026

Particulars	For the year ended 30 September 2026 (Unaudited)	For the year ended 31 March 2026 (Audited)
A. Cash Flow From Operating Activities		
Profit before Tax	2,480.36	3,644.20
Adjustments for:		
Interest Income on other deposits	(0.20)	(0.38)
Interest Income on bank deposits	(16.83)	(21.55)
Interest Income on Income Tax Refunds	-	-
Net gain arising on financial assets measured at FVTPL	-	(11.30)
Provision no longer payable written back	(0.14)	(30.29)
Profit on Sale of Asset	(0.60)	(15.60)
Finance Expenses	107.29	16.94
Depreciation and Amortization Expenses	23.06	40.24
Operating Profit before Working Capital Changes	2,592.93	3,622.26
Adjustments for (increase)/decrease in operating assets:		
<i>Inventories</i>	102.46	(4,290.11)
Trade Receivables	(683.00)	(748.31)
Other Non Current and Current Financial Assets	(42.88)	(13.50)
Other Non Current and Current Assets	(13,636.89)	2,698.38
Adjustments for increase/(decrease) in operating liabilities:		
Trade Payables	1,604.74	2,560.11
Other Non-Current and Current Liabilities	8,805.92	(3,664.63)
Other Non Current and Current Financial Liabilities	(85.67)	116.83
Non-Current and Current Provisions	3.05	14.95
Cash Generated from Operations	(1,339.34)	295.99
Income Tax (Paid) / Refund (Net of Refunds and Interest on Refunds)	(309.69)	(525.52)
Net Cash Flow from Operating Activities (A)	(1,649.03)	(229.53)
B. Cash Flow From Investing Activities		
Purchase of Property, Plant and Equipment	(28.05)	(2.71)
Interest Income on bank deposits	17.04	21.93
Sales of Investment	116.60	179.30
Investment in Mutual Funds	-	-
Loans received	-	6.00
Investments in subsidiaries	-	10.00
Placement of Bank Deposits	-	-
Net Cash Flow From/(Used in) Investing Activities (B)	105.59	214.52
C. Cash Flow From Financing Activities		
Payment of Interest Expenses on borrowings	(104.78)	(9.03)
Proceeds from short Term Borrowings	1,838.51	227.73
Repayments of short Term Borrowings	-	-
Issue of share Capital	-	-
Premium received on Share warrants issued	-	-
Repayment of Lease Liability (Principle + Interest)	(25.21)	(49.02)
Net Cash Flow (Used in) Financing Activities (C)	1,708.52	169.69
Net Increase in Cash and Cash Equivalents (A) + (B) + (C)	165.08	154.68
Cash and Cash Equivalents at the Beginning of the year	485.31	330.63
Cash and Cash Equivalents at the End of the year	650.39	485.31



Notes:-	
1	The above Standalone Unaudited Financial Results have been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standards ("Ind AS") prescribed under Section 133 of the Companies Act, 2013, read with the Companies (Indian Accounting Standards) Rules, 2015, as amended from time to time, and other accounting principles generally accepted in India, to the extent applicable.
2	The above statement of unaudited standalone financials results for the quarter and half year ended September 30, 2026 are drawn up in accordance with the requirement of Regulation 33 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations 2015 ('Listing Regulation'), as amended. These results have been reviewed and recommended by the Audit Committee at its meeting held on October 24, 2026. The Board of Directors at its meeting held on October 24, 2026 have approved the above results and taken on record. The statutory auditors have expressed unmodified review opinion on results for the quarter and half year ended September 30, 2026. The standalone financial results for the quarter and half year ended September 30, 2025 have not been subject to limited review. However, the management has exercised necessary diligence to ensure that the financial results for these periods provide a true and fair view of the Company's affairs.
3	The Company was earlier listed on the SME Platform of the Stock Exchange. Pursuant to approval of the shareholders and the Stock Exchange, the Company has migrated from the SME Platform to the Main Board of the Stock Exchange with effect from 14th November, 2025. Consequently, the equity shares of the Company are now listed and traded on the Main Board of the Stock Exchange from the aforesaid date and the Company is compliant with the applicable provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as applicable to companies listed on the Main Board
4	The Company has Incorporated the Wholly owned Subsidiary under section 8 of companies Act, 2013 as Modi's Navnirman Foundation on 20th January 2026.
5	The Company operates in a single reportable business segment - " Real Estate Business - Construction & Redevelopment". Accordingly, disclosure of segment-wise information is not required in accordance with Indian Accounting Standard ("Ind AS") 108 – Operating Segments.
6	The Company has received the Order from the Ministry of Corporate Affairs approving the Scheme of Merger/Amalgamation on 16th October 2025. The Scheme is effective from 1st April 2025, in accordance with the terms and conditions specified in the said Order.
7	Figures for the Quarter ended on 30th September 2026 are the balancing figures between the unaudited figures for the first quarter and the reviewed figures for the six months ended 30th September 2026
8	The figures for the corresponding previous period have been regrouped/ reclassified wherever necessary, to make them comparable.

Place : Mumbai
Date : 24-10-2026

For and on behalf of the **Board of Directors**
Modis Navnirman Limited

**MAHEK
DINESH
MODI**

Digitally signed by
MAHEK DINESH
MODI
Date: 2026.10.24
11:36:19 +05'30'

Mahek Modi
Whole-time Director
DIN: 06705998



Independent Auditor's Limited Review Report on Unaudited Consolidated Financial Results for the Quarter & Half Year ended September 30, 2026 of the Company pursuant to Regulation 33, of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended.

To
The Board of Directors
Modis Navnirman Limited
Shop No. 1, Rashmi Heights, M G Road, Kandivali West,
Mumbai, Maharashtra - 400067

We have reviewed the accompanying statement of unaudited consolidated financial results ("the statement") of **Modis Navnirman Limited** ("the Company") and its Subsidiary Company Modi's Navnirman Foundation for the Quarter & Half Year ended 30th September 2026 being submitted by the company pursuant to the requirement of Regulations 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015.

This Statement is the responsibility of the company's management and has been approved by the Board of Directors. has been prepared in accordance with the recognition and measurement principles laid down in Accounting Standards 25 "Interim Financial Reporting" prescribe under section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulation. Our responsibility is to issue a report on these financial statements based on our review.

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. This standard require that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standard on Auditing and consequently does not enable us to obtain an 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 statements of unaudited consolidated financial results prepared in accordance with applicable accounting standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulations 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

As stated in Note 2 of the statement, the figure for the corresponding quarter ended 30th September 2026 are the balancing figure between the half year ended September 30, 2026 and reviewed figure of quarter ended June 30, 2026.



Office Address: Office No. 10, Vihang Vihar, Opp. Gautam Park, Panchpakhadi, Thane (West) – 400 602, Maharashtra, India.

Cell: +91 9320268900 **Ph.:** 022 4601 2965 / 2545 2965 **Email:** hirenmaru@yahoo.co.uk

As stated in Note 2 of the statement, we have not performed a review or audit of the figure for the corresponding quarter ended 30th September 2025.

Date : 24th October 2026
Place : Mumbai

FORD G M S & Co.
(Chartered Accountants)
F. R. No. :112187W



Hiren J Maru
Partner
M. No. : 115279
UDIN: 26115279XPLOLN5771



MODIS NAVNIRMAN LIMITED

(CIN: L45203MH2022PLC377939)

Registered Office: Shop No. 1, Rashmi Heights, M G Road, Kandivali West, Mumbai, Pin code-400067

MAHARASHTRA-400067

Website: www.modisnavnirman.com

(₹ in lakhs)

Statement of Unaudited Consolidated Financial results for the quarter and half year ended 30 September 2026

	Particulars	Quarter ended			Half Year ended		Year ended
		30-Sep-26	30-Sep-25	30-Jun-26	30-Sep-26	30-Sep-25	31-Mar-26
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
	Income						
1	Revenue from operations	6,938.32	3,784.69	5,825.89	12,764.21	8,338.89	18,931.35
2	Other income	15.88	28.82	49.43	65.31	42.00	336.79
3	Total income (1+2)	6,954.20	3,813.51	5,875.32	12,829.52	8,380.89	19,268.14
4	Expenses						
	(a) Costs of Projects	5,184.22	2,176.97	4,491.59	9,675.81	6,694.78	18,997.64
	(b) Changes in Inventories	106.25	882.30	(3.79)	102.46	(247.99)	(4,290.11)
	(c) Employee Benefits Expenses	91.92	52.89	84.62	176.54	143.97	372.05
	(d) Other Expenses	117.43	104.69	137.80	255.23	184.86	342.81
	Total expenses (4)	5,499.81	3,216.85	4,710.22	10,210.03	6,775.62	15,422.39
	Earnings before interest, tax, depreciation and amortisation (EBITDA) (3-4)	1,454.39	596.66	1,165.10	2,619.49	1,605.27	3,845.75
	(e) Finance costs	116.21	2.19	1.85	118.06	0.55	165.37
	(f) Depreciation and amortisation expenses	12.17	10.33	10.89	23.06	0.83	40.24
5	Profit before tax	1,326.01	584.14	1,152.36	2,478.37	1,603.89	3,640.14
6	Tax expense						
	(a) Current tax						
	- Current period/year	276.55	64.76	294.81	571.36	404.39	726.46
	- Short/ Excess Provision of earlier year taxes	-	-	-	-	-	-
	(b) Deferred tax	3.68	(1.10)	(0.52)	3.16	(0.95)	(4.17)
	Total tax expense	280.23	63.66	294.29	574.52	403.44	722.29
7	Profit for the period/year (5-6)	1,045.78	520.48	858.07	1,903.85	1,200.45	2,917.85
8	Other comprehensive income						
	(a) Items that will not be reclassified to profit or loss						
	(i) Remeasurement of defined benefit plans	8.90	-	(2.94)	5.96	-	(5.62)
	(ii) Income tax relating to above	(0.77)	-	(0.74)	(1.50)	-	1.41
	(b) Items that will be reclassified to profit or loss						
	(i) Exchange difference on translation of foreign operations	-	-	-	-	-	-
	(i) Income tax relating to above	-	-	-	-	-	-
	Total other comprehensive (loss) / profit (net of tax) for the period/year	8.14	-	(3.68)	4.46	-	(4.21)
9	Total comprehensive income (net of tax) for the period/year (7+8)	1,053.92	520.48	854.39	1,908.31	1,200.45	2,913.64
10	Paid-up equity share capital (face value of ₹ 10 per share)	1,959.12	1,959.12	1,959.12	1,959.12	1,959.12	1,959.12
11	Other Equity						13,706.97
12	Earnings per share (EPS) (not annualised, except for year end)						
	Basic (in ₹)	5.34	2.66	4.36	9.72	6.13	14.89
	Diluted (in ₹)	5.34	2.66	4.36	9.72	6.13	14.89



MODIS NAVNIRMAN LIMITED

(CIN: L45203MH2022PLC377939)

Registered Office: Shop No. 1, Rashmi Heights, M G Road, Kandivali West, Mumbai, Pin code-400067

Website: www.modisnavnirman.com

(₹ in lakhs)

Statement of Consolidated Assets and Liabilities for the half year ended 30 September 2026

	Particulars	As at 30th September 2026	As at 31 March 2026
		(Unaudited)	(Audited)
A	ASSETS		
1	Non-Current Assets		
	(a) Property, Plant and Equipment	26.79	2.65
	(b) Right-Of-Use Assets	35.42	55.11
	(c) Intangible Assets	-	-
	(d) Financial Assets		
	(i) Investments	-	116.60
	(ii) Other Financial Assets	244.46	196.13
	(e) Deferred Tax Assets (net)	13.98	15.35
	(f) Non - Current Tax Assets (net)	-	-
	(g) Other Non Current Assets	4.42	41.64
	Total Non-Current Assets	325.07	427.48
2	Current Assets		
	(a) Inventories	14,539.75	14,642.21
	(b) Financial Assets		
	(i) Trade Receivables	1,562.63	879.63
	(ii) Cash and Cash Equivalents	455.97	146.73
	(iii) Bank Balances Other Than (ii) Above	198.84	344.75
	(iv) Loans	-	-
	(v) Other Financial Assets	-	5.45
	(c) Other Current Assets	27,726.92	14,047.36
	Total Current Assets	44,484.11	30,066.13
	Total Assets	44,809.18	30,493.61
B	EQUITY AND LIABILITIES		
1	Equity		
	(a) Equity share capital	1,959.12	1,959.12
	(b) Other equity	15,615.31	13,706.97
	Total Equity	17,574.43	15,666.09
	Liabilities		
2	Non-Current Liabilities		
	(a) Financial Liabilities		
	(i) Borrowings	-	-
	(i) Lease Liabilities	8.72	21.56
	(b) Provisions	41.64	40.56
	(c) Non - Current Tax liability (net)	667.42	404.26
	Total Non-Current Liabilities	717.78	466.36
3	Current Liabilities		
	(a) Financial Liabilities		
	(i) Borrowings	2,400.19	561.68
	(ii) Lease Liabilities	37.66	47.54
	(iii) Trade payables		
	- Total outstanding dues of micro enterprises and small enterprises	776.56	456.05
	- Total outstanding dues of creditors other than micro enterprises and small enterprises	5,661.95	4,377.37
	(iv) Other Financial Liabilities	40.94	126.71
	(b) Other Current Liabilities	17,597.22	8,791.31
	(c) Provisions	2.45	0.49
	(c) Current tax Liabilities (net)	-	-
	Total Current Liabilities	26,516.97	14,361.14
	Total Liabilities (2+3)	27,234.75	14,827.49
	Total Equity and Liabilities	44,809.18	30,493.59



MODIS NAVNIRMAN LIMITED

(CIN: L45203MH2022PLC377939)

Registered Office: Shop No. 1, Rashmi Heights, M G Road, Kandivali West, Mumbai, Pin code-400067

Website: www.modisnavnirman.com

(₹ in lakhs)

Statement of Consolidated Cash Flow for the half year ended 30 September 2026

Particulars	For the year ended 30 September 2026 (Unaudited)	For the year ended 31 March 2026 (Audited)
A. Cash Flow From Operating Activities		
Profit before Tax	2,478.36	3,640.15
<i>Adjustments for:</i>		
Interest Income on other deposits	(0.20)	(0.38)
Interest Income on bank deposits	(16.91)	(21.58)
Interest Income on Income Tax Refunds	-	-
Net gain arising on financial assets measured at FVTPL	-	(11.30)
Provision no longer payable written back	(10.14)	(30.29)
Profit on Sale of Asset	(0.60)	(15.60)
Finance Expenses	107.29	16.94
Depreciation and Amortization Expenses	23.06	40.24
Operating Profit before Working Capital Changes	2,580.86	3,618.18
<i>Adjustments for (increase)/decrease in operating assets:</i>		
<i>Inventories</i>	102.46	(4,290.11)
Trade Receivables	(683.00)	(748.31)
Other Non Current and Current Financial Assets	(42.88)	(13.50)
Other Non Current and Current Assets	(13,626.89)	2,698.38
<i>Adjustments for increase/(decrease) in operating liabilities:</i>		
Trade Payables	1,605.09	2,560.11
Other Non-Current and Current Liabilities	8,805.92	(3,664.63)
Other Non Current and Current Financial Liabilities	(85.77)	117.04
Non-Current and Current Provisions	3.05	14.95
Cash Generated from Operations	(1,341.16)	292.12
Income Tax (Paid) / Refund (Net of Refunds and Interest on Refunds)	(309.66)	(525.51)
Net Cash Flow from Operating Activities (A)	(1,650.82)	(233.39)
B. Cash Flow From Investing Activities		
Purchase of Property, Plant and Equipment	(28.05)	(2.71)
Interest Income on bank deposits	17.11	21.96
Sales of Investment	116.60	179.30
Investment in Mutual Funds	-	-
Loans received	-	6.00
Investments in subsidiaries	-	20.00
Placement of Bank Deposits	-	-
Net Cash Flow From/(Used in) Investing Activities (B)	105.66	224.55
C. Cash Flow From Financing Activities		
Payment of Interest Expenses on borrowings	(104.78)	(9.03)
Proceeds from short Term Borrowings	1,838.51	227.73
Repayments of short Term Borrowings	-	-
Issue of share Capital	-	-
Premium received on Share warrants issued	-	-
Repayment of Lease Liability (Principle + Interest)	(25.21)	(49.02)
Net Cash Flow (Used in) Financing Activities (C)	1,708.50	169.69
Net Increase in Cash and Cash Equivalents (A) + (B) + (C)	163.33	160.85
Cash and Cash Equivalents at the Beginning of the year	491.48	330.63
Cash and Cash Equivalents at the End of the year	654.81	491.48



Notes:-	
1	The above Consolidated Unaudited Financial Results have been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standards ("Ind AS") prescribed under Section 133 of the Companies Act, 2013, read with the Companies (Indian Accounting Standards) Rules, 2015, as amended from time to time, and other accounting principles generally accepted in India, to the extent applicable.
2	The above statement of unaudited Consolidated financials results for the quarter and half year ended September 30, 2026 are drawn up in accordance with the requirement of Regulation 33 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations 2015 ('Listing Regulation'), as amended. These results have been reviewed and recommended by the Audit Committee at its meeting held on October 24, 2026. The Board of Directors at its meeting held on October 24, 2026 have approved the above results and taken on record. The statutory auditors have expressed unmodified review opinion on results for the quarter and half year ended September 30, 2026. The consolidated financial results for the quarter and half year ended September 30, 2025 have not been subject to limited review. However, the management has exercised necessary diligence to ensure that the financial results for these periods provide a true and fair view of the Company's affairs.
3	The Company was earlier listed on the SME Platform of the Stock Exchange. Pursuant to approval of the shareholders and the Stock Exchange, the Company has migrated from the SME Platform to the Main Board of the Stock Exchange with effect from 14th November, 2025. Consequently, the equity shares of the Company are now listed and traded on the Main Board of the Stock Exchange from the aforesaid date and the Company is compliant with the applicable provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as applicable to companies listed on the Main Board
4	The Company has Incorporated the Wholly owned Subsidiary under section 8 of companies Act, 2013 as Modi's Navnirman Foundation on 20th January 2026.
5	The Company operates in a single reportable business segment - " Real Estate Business - Construction & Redevelopment". Accordingly, disclosure of segment-wise information is not required in accordance with Indian Accounting Standard ("Ind AS") 108 – Operating Segments.
6	The Company has received the Order from the Ministry of Corporate Affairs approving the Scheme of Merger/Amalgamation on 16th October 2025. The Scheme is effective from 1st April 2025, in accordance with the terms and conditions specified in the said Order.
7	Figures for the Quarter ended on 30th September 2026 are the balancing figures between the unaudited figures for the first quarter and the reviewed figures for the six months ended 30th September 2026
8	The figures for the corresponding previous period have been regrouped/ reclassified wherever necessary, to make them comparable.

For and on behalf of the **Board of Directors**
Modis Navnirman Limited

MAHEK
DINESH MODI

Digitally signed by
MAHEK DINESH MODI
Date: 2026.10.24
11:36:59 +05'30'

Mahek Modi
Whole-time Director
DIN: 06705998



Place : Mumbai
Date : 24-10-2026