

Date: July 14, 2025

To,
BSE Limited,
Listing Department,
P.J. Towers, Dalal Street,
Mumbai – 400001.

Scrip Code: 502445

Sub: Outcome of Board Meeting held on Monday, July 14, 2025

Ref: Regulation 30 and 33 SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015 ("LODR")

Dear Sir/Madam,

Pursuant to Regulations 30 and 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations'), this is to inform you that the Board of Directors of the Company at its meeting held today i.e. Monday, July 14, 2025 have inter-alia considered and approved the following:

1. Un-Audited Financial Results (Standalone and Consolidated) of the Company for the quarter ended June 30, 2025 along with Limited Review Report issued by the Statutory Auditors. A copy of said Financial Results and Limited Review Report are enclosed herewith as "**Annexure-I**".

In accordance with Regulation 47(1) of the Listing Regulations, the Company would be publishing statement of Unaudited Financial Results for the quarter ended June 30, 2025 in newspapers as required.

2. Declared an Interim Dividend of Re. 0.50 per Equity Share of Rs. 10 each of the Company. The interim dividend shall be paid on or before Monday, August 4, 2025, to the equity shareholders of the Company whose names appear on the Register of Members of the Company or in the records of the Depositories as beneficial owners of the shares as on Friday, July 18, 2025, which is the Record Date, fixed for the purpose.
3. Upon recommendation of Nomination and Remuneration Committee, appointment of Mr. Raj Kukreja (Membership No.:- A77019) as Whole Time Company Secretary & Compliance Officer of the Company w.e.f. July 14, 2025. The details as required under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI circular no. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024, including brief profile is enclosed herewith as "**Annexure-II**".

4. Upon recommendation of the Audit Committee, appointment of Mr. Ashish Mehta, as Internal Auditor of the Company for the financial year 2025-26. A brief profile of the Auditor is enclosed herewith as “**Annexure-III**”.

The Board meeting commenced at 4:00 p.m. and concluded at 05.05 p.m.

This is for your information and record.

Yours Truly,
For Citadel Realty and Developers Limited

Nilesh Dand
Director, CEO, CFO
DIN: 00199785



BIPIN B. SHAH & CO
CHARTERED ACCOUNTANTS

Flat No.18,3rd Floor, Fair Field, B-Wing Ramakrishna Mission Road,
Santacruz (West), Mumbai 400054, Email ID: bipinbshah234@gmail.com,
Tel. No. 26001054/26495925 Mobile: 9820234880

Independent Auditor's Review Report on Quarterly unaudited Standalone Financial Results of the Citadel Realty and Developers Limited pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

REVIEW REPORT

To The Board of Directors

CITADEL REALTY AND DEVELOPERS LIMITED

1. We have reviewed the accompanying statement of unaudited standalone financial results of **CITADEL REALTY AND DEVELOPERS LIMITED** (the "Company") for the quarter ended June 30, 2025 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations"), read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated 5th July, 2016 ("the Circular").
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 and in compliance with Regulations 33 of the Listing Regulations. 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 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.
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 accordance with the 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





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terms of the Listing Regulations, read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated 5thJuly, 2016, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Bipin B. Shah & Co.

Chartered Accountants

Firm Registration No 101511W

Bipin B. Shah



Bipin B. Shah

Proprietor

Membership No.:013191

UDIN: 25013191BMULDY6586

Mumbai

Date: July 14, 2025

CITADEL REALTY AND DEVELOPERS LIMITED

CIN:L21010MH1960PLC011764

Regd.Office : Marathon Futurex, N.M. Joshi Marg, Lower Parel (West), Mumbai 400 013.

STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED 30TH JUNE, 2025

PREPARED IN COMPLIANCE WITH INDIAN ACCOUNTING STANDARD (IND-AS)

Sr. No.	Particulars	(₹. in lakhs - Except Equity share data)			
		Standalone			
		Quarter ended			
		30 June 2025 Un-Audited	31 March 2025 Audited	30 June 2024 Un-Audited	31 March 2025 Audited
1	Income from operations				
	(a) Income from Operations	98.93	87.36	88.33	354.29
	(b) Other Income	-	-	-	-
	Total Income (a+b)	98.93	87.36	88.33	354.29
2	Expenses				
	a) Property Development Expenses	-	-	-	-
	b) Changes in inventories	-	-	-	-
	c) Director's Sitting Fees	2.00	2.20	1.60	8.80
	d) Legal & Professional Fees	0.72	3.51	0.23	6.78
	e) Annual Listing fees	0.97	0.94	0.95	4.12
	f) Finance Cost	38.63	37.25	40.90	158.81
	g) Other expenses	3.09	7.94	2.76	18.93
	Total Expenses	45.41	51.84	46.44	197.44
3	Profit/(Loss) from operations before exceptional items and Tax (1-2)	53.52	35.52	41.89	156.85
4	Exceptional Items	-	-	-	-
5	Profit/(Loss) before tax (3-4)	53.52	35.52	41.89	156.85
6	Tax expense				
	- Current Tax	13.92	9.46	10.89	41.01
	- Deferred Tax	-	-	-	-
7	Net Profit for the period (5-6)	39.60	26.06	31.00	115.84
8	Share of Profit/(loss) of Firm	-	-	0.88	0.88
9	Net Profit for the period after share in profit (7+8)	39.60	26.06	31.88	116.72
10	Other comprehensive income (OCI)	-	-	-	-
11	Total Comprehensive Income for the period (9+10)	39.60	26.06	31.88	116.72
12	Paid up equity share capital (F.V. ₹. 10/-)	830.50	830.50	789.22	830.50
13	Other equity (Excluding Revaluation Reserve)				781.40
14	Earning per share (EPS) (₹.)				
	a) Basic EPS	0.48	0.33	0.40	1.48
	b) Diluted EPS	0.47	0.33	0.40	1.48



Notes :

1	The unaudited financial results, after review by the Audit Committee, have been approved and taken on record by the Board of Directors at its meeting held on 14th July 2025. The Statutory Auditors of the Company have carried out a "Limited Review" of the results for the quarter ended June 30, 2025 in terms of Regulation 33 of SEBI (Listing Obligations and Disclosures Requirements) Regulation, 2015.
2	Company is primarily engaged in the business of real estate. Hence, disclosure of segment wise information is not required as per Ind -AS 108.
3	The figures of the quarter (i.e. three months ended 31st March, 2025) are the balancing figures between the audited figures in respect of the full financial year and the published year to date figures up to the third quarter of the financial years which have been subject to limited review.
4	The Board of Directors of the Company has declared a interim dividend @ 5% i.e. 50 paisa per Equity share having face value of ₹. 10/- each.
5	Figures for the previous period are reclassified / re-arranged / re-grouped, wherever necessary.

For CITADEL REALTY AND DEVELOPERS LIMITED

Chairman



Place : Mumbai

Date :- 14th July 2025



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Tel. No. 26001054/26495925 Mobile: 9820234880

Independent Auditor's Review Report on Quarterly unaudited Consolidated Financial Results of the Citadel Realty and Developers Limited pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

REVIEW REPORT

To The Board of Directors

CITADEL REALTY AND DEVELOPERS LIMITED

1. We have reviewed the accompanying statement of unaudited consolidated financial results of **CITADEL REALTY AND DEVELOPERS LIMITED** (the "Company") for the quarter ended June 30, 2025 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations"), read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated 5th July, 2016 ("the Circular").
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 and in compliance with Regulations 33 of the Listing Regulations. 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 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.
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 accordance with the 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 the Listing Regulations, read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated 5th July, 2016, including the manner in which it is to be disclosed, or that it contains any material misstatement.
5. In our opinion and to the best of our information and according to the explanations given to us, the Statement:





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(i) includes the annual Ind AS financial results of the following entities:

Sr. No.	Name of the Entity	Relationship
1.	Citadel Realty and Developers Limited	Partner in the Firm
2	Shree Swami Samarth Builders & Developers	Associate (Partnership Firm)

(ii) is presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015; and

(iii) Gives a true and fair view of the consolidated net profit (including other comprehensive income) and other financial information of the Holding Company including its associate for the quarter ended June 30, 2025.

Our report is not modified in respect of these matters.

6. The Statement also include Group's share of net loss (including other comprehensive income) of Rs. 1.00 lakhs for the quarter ended June 30, 2025, as considered in the Statement, in respect of the partnership firm, whose Ind AS financial statements have not been audited by us. These Ind AS financial statements are not audited by their auditor and have been furnished to us by the Management and our opinion on the Statement, in so far as it relates to the amounts and disclosures included in respect of this Partnership Firm, is based solely on such unaudited Ind AS financial Statements

7. Attention is drawn to the fact that the figures for the 3 months ended March 31, 2025 as reported in these financial results are the balancing figures between audited figures in respect of the full previous financial year and the published year to date figures up to the third quarter of the previous financial year. The figures up to the end of the third quarter of previous financial year had only been reviewed and not subjected to audit.

For Bipin B. Shah & Co.

Chartered Accountants
Firm Registration No 101511W

Bipin B. Shah

Bipin B. Shah

Proprietor
Membership No.:013191
UDIN: 25013191BMULDZ5868
Mumbai
Date: July 14, 2025



CITADEL REALTY AND DEVELOPERS LIMITED

CIN:L21010MH1960PLC011764

Regd.Office : Marathon Futorex, N.M. Joshi Marg, Lower Parel (West), Mumbai 400 013.

STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED 30TH JUNE, 2025
PREPARED IN COMPLIANCE WITH INDIAN ACCOUNTING STANDARD (IND-AS)

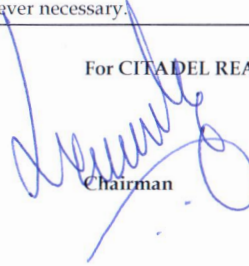
Sr. No.	Particulars	₹. in lakhs - Except Equity share data)			
		Consolidated			
		Quarter ended			
		30 June 2025 Un-Audited	31 March 2025 Audited	30 June 2024 Un-Audited	31 March 2025 Audited
1	Income from operations				
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	b) Changes in inventories	-	-	-	-
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	d) Legal & Professional Fees	0.72	3.51	0.23	6.78
	e) Annual Listing fees	0.97	0.94	0.95	4.12
	f) Finance Cost	38.63	37.25	40.90	158.81
	g) Other expenses	3.09	7.94	2.76	18.93
	Total Expenses	45.41	51.84	46.44	197.44
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4	Exceptional Items	-	-	-	-
5	Profit/(Loss) before tax (3-4)	53.52	35.52	41.89	156.85
6	Tax expense				
	- Current Tax	13.92	9.46	10.89	41.01
	- Deferred Tax	-	-	-	-
7	Net Profit for the period (5-6)	39.60	26.06	31.00	115.84
8	Share of Profit/(loss) of Firm	1.00	0.36	(0.47)	0.66
9	Net Profit for the period after share in profit (7+8)	40.60	26.42	30.53	116.50
10	Other comprehensive income (OCI)	-	-	-	-
11	Total Comprehensive Income for the period (9+10)	40.60	26.42	30.53	116.50
12	Paid up equity share capital (F.V. ₹. 10/-)	830.50	830.50	789.22	830.50
13	Other equity (Excluding Revaluation Reserve)				797.45
14	Earning per share (EPS) (₹.)				
	a) Basic EPS	0.49	0.33	0.39	1.47
	b) Diluted EPS	0.48	0.33	0.39	1.47



Notes :

1	The unaudited financial results, after review by the Audit Committee, have been approved and taken on record by the Board of Directors at its meeting held on 14th July 2025. The Statutory Auditors of the Company have carried out a "Limited Review" of the results for the quarter ended June 30, 2025 in terms of Regulation 33 of SEBI (Listing Obligations and Disclosures Requirements) Regulation, 2015.
2	Company is primarily engaged in the business of real estate. Hence, disclosure of segment wise information is not required as per Ind -AS 108.
3	The figures of the quarter (i.e. three months ended 31st March, 2025) are the balancing figures between the audited figures in respect of the full financial year and the published year to date figures up to the third quarter of the financial years which have been subject to limited review.
4	The Board of Directors of the Company has declared a interim dividend @ 5% i.e. 50 paisa per Equity share having face value of ₹. 10/- each.
5	Figures for the previous period are reclassified / re-arranged / re-grouped, wherever necessary.

For CITADEL REALTY AND DEVELOPERS LIMITED


Chairman



Place : Mumbai

Date :- 14th July 2025

"Annexure-II"

Detail with respect to Appointment of Company Secretary and Compliance Officer

Sr. No	Details of events that needs to be provided	Information of such events
1	Reason for change viz. appointment, resignation, removal, death or otherwise	Appointment of Company Secretary & Compliance Officer
2	Date of Appointment	July 14, 2025
3	Brief profile	Mr. Raj Kukreja is an Associate member of Institute of Company Secretaries of India. He has an overall experience of 3 years working in Rajshree Polypack Limited. His key strengths lie in ensuring regulatory compliance, handling corporate governance matters, and preparing notices, agenda papers, annual reports, etc., Pre and post Board Meeting, Committee meetings and general meeting related compliances, listing compliances.
4	Disclosure of relationships between directors (in case of appointment of a director)	Not Applicable

"Annexure-III"**Detail with respect to Appointment of Internal Auditor**

Sr. No	Details of events that needs to be provided	Information of such events
1	Reason for change viz. appointment resignation, removal, death or otherwise	Appointment of Mr.Ashish Mehta, as Internal Auditor
2	Date of Appointment	July 14, 2025
3	Brief profile	Mr. Ashish Mehta is a Chartered Accountant by profession. He has worked with various companies such as Runwal, Risk pro india, Kalpatru Projects, etc. He is currently associated with marathon group. His key areas of experience are Defining Business Processes (SOP), Implementation & Process Digitalization, Internal Controls, Business Monitoring and Controlling, Cost Control and Reduction and Fraud Prevention, Fraud and Forensic etc.
4	Disclosure of relationships between directors (in case of appointment of a director)	Not Applicable