



**KPR & Co.**  
**CHARTERED ACCOUNTANTS**

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**INDEPENDENT AUDITOR'S REVIEW REPORT ON UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30 SEPTEMBER 2024 OF THE COMPANY PURSUANT TO THE REGULATION 33 OF THE SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015**

**To the Board of Directors of Cella Space Limited, Kochi**

**Introduction**

1. We have reviewed the accompanying statement of unaudited standalone balance sheet, financial results, cash flow of M/s **CELLA SPACE LIMITED** ("the Company") for the quarter ended 30 September 2024 being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").
2. This Statement, which is the responsibility of the Company's Management and approved by the Board of Directors of the Company, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard (Ind AS-34) "Interim Financial Reporting" specified in section 133 of the Companies Act, 2013, read with relevant rules issued thereunder compliance with Regulation 33 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.



## Scope of Review

3. We conducted our review 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 is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
4. Attention is drawn to Note 4 to the statement of unaudited standalone financial results for the quarter and half year ended 30th September 2024 regarding the sale of all the assets of the company including land, building, immovable & movable plant & machinery at Edayar for a total consideration of Rs.9384.66 lakhs and the validity of the going concern assumption consequent to the said transaction.

## Basis for qualified conclusion

5. Attention is drawn to the partial redemption of 6% preference shares by the company during the quarter ended 30<sup>th</sup> September 2024.

The company has redeemed 6% preference shares amounting to Rs.7.50 Crores during the quarter ended 30<sup>th</sup> September 2024. The redemption has not been out of profits which would otherwise be available for dividend and hence the company violated the provisions of Section 55(2) of the Companies Act, 2013.

## Qualified conclusion

6. Based on our review conducted as stated in paragraph 3, except for the matters described in the basis for qualified conclusion para, nothing has come to our attention that causes us to believe that the accompanying Statement of Unaudited Financial Results, prepared in accordance with applicable Indian Accounting standards prescribed under section 133 of the companies Act, 2013 and other recognized accounting practices and policies, has not disclosed the information required to be disclosed in terms of Regulation 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.



## Conclusion

7. Based on our review conducted as stated in paragraph 3, nothing has come to our attention that causes us to believe that the accompanying Statement of Standalone Unaudited Financial Results, prepared in accordance with applicable Indian Accounting standards prescribed under section 133 of the companies Act, 2013 and other recognized accounting practices and policies, has not disclosed the information required to be disclosed in terms of Regulation 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.

**For KPR & Co**  
Chartered Accountants  
FRN: 05326S



**M.R.SUKUMARAN B.Sc., FCA**  
Partner (M.No: 024506)  
UDIN: 24024506BKERLF3198



Kochi-11  
Date: 13.11.2024



**CELLA SPACE LIMITED**

CIN: L93000KL1991PLC006207

Sree Kailas, Paliam Road, Ernakulam, Kochi -16

**STATEMENT OF STANDALONE ASSETS AND LIABILITIES FOR THE HALF YEAR ENDED 30th  
September 2024**

Particulars		Unaudited	Audited
		As at	As at
		30.09.2024	31.03.2024
		<u>(Amount in Rs. (lakhs)</u>	<u>(Amount in Rs. (lakhs)</u>
<b>I. Assets</b>			
<b>1 Non-current assets</b>			
- Property, Plant & Equipment	15.69	3,775.91	
- Capital work-in progress	-	-	
- Investment Property	8.53	8.53	
- Other Intangible Assets		-	
- Financial Assets			
Investments	1.00	1.00	
Deposits	20.05	181.53	
- Deferred tax assets (net)			
- Other non-current assets	-	18.36	
<b>2 Current Assets</b>			
- Inventories	5.18	-	
- Financial Assets			
Trade receivables	11.55	36.54	
Cash and cash equivalents	3,400.67	11.54	
- Tax Assets (Net)			
- Other current assets	315.32	139.57	
<b>TOTAL</b>	<b>3,777.99</b>	<b>4,172.98</b>	
<b>II. Equity &amp; Liabilities</b>			
<b>1 Equity</b>			
- Equity share capital	2,015.12	2,015.12	
- Other equity	970.05	(4,092.66)	
<b>2 Liabilities</b>			
<b>Non-Current Liabilities</b>			
- Financial Liabilities			
Borrowings	247.71	5,188.12	
- Provisions	23.20	23.20	
- Deferred tax liabilities (Net)		-	
- Other non-current liabilities	-	344.99	
<b>3 Current Liabilities</b>			
- Financial Liabilities			
Borrowings	1.13	583.96	
Trade payables	1.36	77.20	
- Other Current Liabilities	21.04	33.05	
- Provisions	498.38	-	
<b>TOTAL</b>	<b>3,777.99</b>	<b>4,172.98</b>	

For Cella Space Limited

S. Rajkumar

Vice Chairman and Managing Director

Date: 13/11/2024

Place: Chennai



**CELLA SPACE LIMITED**  
**CIN: L93000KL1991PLC006207**  
**Sree Kailas, Paliyam Road, Ernakulam, Kochi -16**

**STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30th SEPTEMBER 2024**

Sl. No.	Particulars	STANDALONE (Rs. In Lakhs)					
		3 Months Ended			Half Year Ended		Year Ended
		Unaudited 30.09.2024	Unaudited 30.06.2024	Unaudited 30.09.2023	Unaudited 30.09.2024	Unaudited 30.09.2023	Audited 31.03.2024
<b>I</b>	<b>Income from Operations</b>						
a	- Revenue from Operations	23.46	194.16	188.42	217.62	373.86	777.66
b	- Other Income	66.11	13.79	13.47	79.90	24.41	71.29
	<b>Total Income</b>	<b>89.57</b>	<b>207.95</b>	<b>201.90</b>	<b>297.52</b>	<b>398.27</b>	<b>848.95</b>
<b>II</b>	<b>Expenses</b>						
a	- Purchases	5.18	-	-	5.18	-	19.59
b	- Direct Expenses	1.80	13.86	3.23	15.66	6.18	9.12
c	Changes in inventories of Stock-in-Trade	-5.18	-	-	-5.18	-	-
d	- Employees benefit expenses	29.05	23.78	26.05	52.83	49.41	102.88
e	- Finance cost	55.84	95.15	93.17	150.99	186.94	367.75
f	- Depreciation and amortization expenses	19.49	36.93	36.97	56.42	73.91	143.53
g	- Other expenses	41.22	24.96	17.73	66.18	34.64	167.24
	<b>Total Expenses</b>	<b>147.40</b>	<b>194.68</b>	<b>177.15</b>	<b>342.08</b>	<b>351.08</b>	<b>810.11</b>
<b>III</b>	<b>Profit before exceptional items and tax (I-II)</b>	<b>-57.83</b>	<b>13.27</b>	<b>24.74</b>	<b>-44.56</b>	<b>47.17</b>	<b>38.84</b>
IV	Extraordinary items	5,384.63	-	-	5,384.63	-	-
<b>V</b>	<b>Profit before exceptional items and tax (III-IV)</b>	<b>5,326.80</b>	<b>13.27</b>	<b>24.74</b>	<b>5,340.07</b>	<b>47.17</b>	<b>38.84</b>
VI	Exceptional Items		-	-4.70		-4.70	-14.10
<b>VII</b>	<b>Profit before tax (III-IV)</b>	<b>5,326.80</b>	<b>13.27</b>	<b>20.04</b>	<b>5,340.07</b>	<b>42.47</b>	<b>24.74</b>
<b>VIII</b>	<b>Tax Expenses</b>						
a	- Current tax	277.38	-	-	277.38	-	1.16
b	- Tax adjustments for previous year	-	-	-	-	-	-
c	- Deferred tax	-	-	-	-	-	-
<b>IX</b>	<b>Profit for the Period (V-VI)</b>	<b>5,049.42</b>	<b>13.27</b>	<b>20.04</b>	<b>5,062.69</b>	<b>42.47</b>	<b>23.58</b>
X	Other comprehensive income (net of tax)	-	-	-	-	-	1.33
<b>XI</b>	<b>Total comprehensive income for the period</b>	<b>5,049.42</b>	<b>13.27</b>	<b>20.04</b>	<b>5,062.69</b>	<b>42.47</b>	<b>24.91</b>
<b>XII</b>	<b>Paid Up Equity Share Capital (face value Rs.10/-)</b>	<b>2,015.12</b>	<b>2,015.12</b>	<b>2,015.12</b>	<b>2,015.12</b>	<b>2,015.12</b>	<b>2,015.12</b>
<b>XIII</b>	<b>Earning per share ( Rs.10/- each)</b>						
	- Basic	25.06	0.07	0.10	25.12	0.21	0.12
	- Diluted	25.06	0.07	0.10	25.12	0.21	0.12

**Notes**

- The above results have been prepared in accordance with Ind As notified under section 133 of the Companies Act 2013, read together with the Companies (Indian Accounting Standards) Rules 2015 (as amended)
- The above results of the company were reviewed by the Audit Committee on and approved by the Board of Directors at the meeting held on 13th November 2024
- Previous period's figures have been regrouped wherever necessary to conform to the classification for the current periods. The company is exploring to reinvest the surplus funds obtained on sale of its entire warehouse in one or more similar projects. In view of the same, the management is of the opinion that the company continues to be a 'going concern' and the quarterly financial results are prepared on accrual basis
- The company is taking steps based on legal advise in regard to the qualification to the quarterly results indicated by the auditors with respect to redemption of 6% preference shares

Date: 13/11/2024  
Place: Chennai

For Cella Space Limited

S Rajkumar  
Vice Chairman and Managing Director





CELLA SPACE LIMITED			
CIN : L93000KL1991PLC006207			
SREE KAILAS 57/2993-94, PALIAM ROAD ERNAKULAM KL 682016			
Standalone Statement of Cash Flow for the Half year ended September 30, 2024			
		(Figures in ₹ in Lakh)	
In Terms of Indian Accounting Standard (Ind AS) 7 Statement of Cash Flows Under Indirect Method			
Particulars		For period ended September 30, 2024	For period ended March 31, 2024
<b>A</b>	<b>CASH FLOW FROM OPERATING ACTIVITIES</b>		
	Total Comprehensive Income	5,062.69	26.07
	Adjustments for :		
	Provision for Gratuity	-	2.13
	Depreciation, amortisation and impairment	56.42	143.53
	Interest Income	-55.71	-9.11
	Profit on sale of fixed assets	-5,650.33	-2.44
	Finance Cost	150.99	367.75
	<b>Operating Profit before working capital changes</b>	<b>-435.94</b>	<b>527.93</b>
	Decrease(Increase) in Trade receivable	24.99	17.50
	Decrease(Increase) in Investments	-	14.10
	Decrease(Increase) in Deposits	161.48	-0.15
	Decrease(Increase) in other non current assets	-	1.86
	Decrease(Increase) in other current assets	-39.67	101.17
	Decrease(Increase) in inventories	-5.18	-
	Increase(Decrease) in Trade payable	-75.84	-207.44
	Increase(Decrease) in Current Liabilities	-12.00	-22.92
	Increase(Decrease) in Provisions	498.38	
	Increase(Decrease) in Other Non Current Liabilities	-344.99	-34.76
	<b>Cash from Operations</b>	<b>-228.76</b>	<b>397.28</b>
	Income Tax paid	-136.09	-42.55
	<b>Cash from Operating before exceptional Items</b>	<b>-364.85</b>	<b>354.74</b>
	Exceptional Items	-	-
	<b>Cash from Operating Activities</b>	<b>-364.85</b>	<b>354.74</b>
<b>B</b>	<b>CASH FLOW FROM INVESTING ACTIVITIES</b>		
	Purchase of Fixed Assets	-12.16	-8.21
	Proceeds from Sale of Fixed assets	9,384.66	2.61
	Interest Income	55.71	9.11
	<b>Net Cash from Investing Activities</b>	<b>9,428.21</b>	<b>3.51</b>
<b>C</b>	<b>CASH FLOW FROM FINANCING ACTIVITIES</b>		
	Net Proceeds from		
	- Issue of shares	-	-
	- Borrowings	-5,523.24	18.01
	Interest paid	-150.99	-367.75
	<b>Net Cash from Financing Activities</b>	<b>-5,674.23</b>	<b>-349.74</b>
<b>D</b>	<b>TOTAL INCREASE (DECREASE) IN CASH AND CASH</b>	<b>3,389.14</b>	<b>8.51</b>
	Cash and cash equivalents at the beginning of the year	11.54	3.03
	Cash and cash equivalents at the end of the year	<b>3,400.67</b>	<b>11.54</b>
	<b>Components of cash and cash equivalents</b>		
	<b>Balance with Banks</b>		
	In Current Accounts	252.20	10.58
	In Deposit Accounts	3,143.74	0.94
	Cash in Hand	4.73	0.02
	<b>Total cash and cash equivalents</b>	<b>3,400.67</b>	<b>11.54</b>

Date :13.11.2024

Place : Chennai

For Cella Space Limited

S. Rajkumar

Vice-Chairman and Managing Director

