

August 10, 2024

To
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai- 400 001
Scrip Code: 512008

Sub.: Outcome of Board Meeting.

Dear Sir/Ma'am,

Pursuant to Regulations 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, we wish to inform you that the Board of Directors of the Company, at their meeting held on Saturday, the 10th day of August, 2024, has inter-alia considered and approved:

- (1) the Unaudited Standalone and Consolidated Financial Results for quarter ended June 30, 2024. We enclose herewith a copy of the Unaudited Standalone and Consolidated Financial Results along with the Auditor's Limited review Report issued by M/s Mehra Goel and Company, Statutory Auditors of the Company.
- (2) transmission of shares of following deceased person belong to promoters' category to their legal heir:

Name of Deceased Promoter	Transmission to	No. of Shares
Ms. Taraben Jayantilal Parikh	Mr. Mayur Jayantibhai Parikh	2,625
Mr. Jayantilal Chandulal Parikh	Mr. Mayur Jayantibhai Parikh	2,625

Pursuant to sub-clause (c) of sub-regulation (6) of regulations 31A of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (The SEBI (LODR), Regulations, 2015), the demise of Ms. Taraben Jayantilal Parikh and Mr. Jayantilal Chandulal Parikh, has resulted in their automatic exclusion from the list of persons belonging to the promoter group.

As per sub-clause (c) of sub-regulation (6) of regulations 31A of the SEBI (LODR), Regulations, 2015, Mr. Mayur Jayantibhai Parikh is now classified as person belonging to the promoter group.

The meeting of Board of Directors commenced at 7:30 P.M. and concluded at 8:20 P.M.

Kindly take the same on records.

Thanking You,
For EFC (I) Limited

Aman Gupta
Company Secretary
Encl.: As Above

EFC (I) Limited

Independent Auditor's Review Report on Standalone Unaudited Quarterly Financial Results of the Company pursuant to the Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015 (as amended)

**Review report To,
The Board of Directors
EFC (I) Limited**

1. We have reviewed the accompanying statement of standalone unaudited financial results of **EFC (I) Limited** ('the Company') for the quarter ended June 30, 2024 together with notes thereon (the "Statement"), being submitted by the Company pursuant to the requirements of regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015 (as amended) (' Listing Regulations').
2. This statement, which is the responsibility of the Company's management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting standard 34 "Interim financial reporting" ("Ind As 34"), prescribed under section 133 of the Companies Act 2013 ('the Act'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 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. A review of making inquiries, primarily of person 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 the Standards on Auditing specified under section 143 (10) of the Act, 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. We have not performed an audit and accordingly, we do not express an audit opinion



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R-3035, Reef Tower,
Cluster O,
Jumeriah Lake Tower,
Dubai, UAE.

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 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, has not disclosed the information required to be disclosed in terms of the Regulations, including the manner in which it is to be disclosed or that it contains any material misstatement.

For **Mehra Goel & Co.**
Chartered Accountants
Firm Registration No: 000517N



Roshan Daultani

Partner

Membership no: 137405

UDIN: 24137405BKDLPQ5342

Place: Pune

Date: 10th August 2024



EFC (I) LIMITED
CIN: L74110PN1984PLC216407
6th Floor, VB Capitol Building, Range Hill Road, Opp. Hotel symphony, Bhoslenagar, Shivajinagar, Pune, 411007
Unaudited Standalone Financial Result for the Quarter ended on 30th June, 2024

Rs. in Lakhs (Unless stated otherwise)

Sr no	Particulars	Quarter Ended		Year Ended	
		30-06-2024	31-03-2024	30-06-2023	31 March 2024
		Un Audited	Audited	Un Audited	Audited
I	Income				
	Revenue From Operations	207.87	28.36	324.13	1,097.24
	Other Income	491.60	848.27	1.45	862.12
	Total Income	699.47	876.63	325.58	1,959.36
II	Expenses				
	Cost of materials consumed				306.00
	Cost of Service	90.48	189.47	158.51	382.17
	Employee benefits expense	81.22	93.34	7.00	137.46
	Finance costs	45.25	45.10	20.24	128.96
	Depreciation and amortization expense	47.93	83.46	49.36	265.80
	Other expenses	46.25	246.80	56.43	387.16
	Total expenses	311.13	658.17	291.55	1,607.55
III	Profit before exceptional items and tax (I-II)	388.34	218.46	34.02	351.81
IV	Exceptional items	-	-	-	-
V	Profit before tax (III-IV)	388.34	218.46	34.02	351.81
VI	Tax expense				
	Current tax	87.69	68.08	9.47	118.36
	Deferred tax (income)/Expense	9.27	-4.45	-5.12	-20.50
	Total Tax expense	96.96	63.63	4.35	97.87
VII	Profit/(loss) after tax for the period (V-VI)	291.38	154.84	29.67	253.94
VIII	Other Comprehensive Income				
	Other comprehensive income not be reclassified to profit and loss in subsequent periods				
	Remeasurement (loss)/gain on defined benefit plans	-	-2.23	-	-2.23
	Income tax effect	-	0.56	-	0.56
	Total other Comprehensive income/(loss) (VII + VIII)	-	-1.67	-	-1.67
IX	Total Comprehensive Income/(loss)	291.38	153.16	29.67	252.27
X	Paid up Equity Share Capital (Face Value - Rs. 2/-)	995.54	995.54	772.74	995.54
XI	Other equity excluding revaluation reserve	-	-	-	36,056.77
XII	Earnings per equity share (Not annualised for quarters)				
	Basic (in Rs)	0.59	0.31	0.42	0.61
	Diluted (in Rs)	0.59	0.31	0.40	0.61

For EFC(I) Limited

Umesh Kumar Sahay
 Managing Director
 DIN: 01733060
 Dated August 10, 2024
 Place: Pune



EFC (I) LIMITED
(CIN:L74110PN1984PLC216407)

Regd Office: 6th Floor, VB Capitol Building, Range Hill Road, Opp. Hotel Symphony, Bhoslenagar, Shivajinagar, Pune-411007

Unaudited Standalone Segment information for the Quarter ended 30th June, 2024

Particulars	Quarter ended			Year ended
	30-06-2024 (Unaudited)	31-03-2024 (Audited)	30-06-2023 (Unaudited)	31-03-2024 (Audited)
1. Segment Revenue				
(a) Segment- Rental	207.87	178.36	325.58	513.13
(b) Segment-Brokerage & commission	-	-150.00	-	0.12
(c) Segment-F&F Trade	-	-	-	584.00
(d) Unallocated	491.60			
Total Segment Revenue	699.47	28.36	325.58	1,097.25
Less: Inter Segment Revenue				
Revenue From Operations	699.47	28.36	325.58	1,097.25
2. Segment Result (Profit)(+)/Loss (-) before tax and interest from Each segment)				
(a) Segment- Rental	-54.50	218.45	54.26	164.52
(b) Segment-Brokerage & commission	-	-		0.04
(c) Segment-F&F Trade		-		187.24
(d) Unallocated	488.09			
Total Profit/(loss) before tax	433.59	218.45	54.26	351.80
Less: (i) Finance Cost	45.25	45.10	20.24	128.95
Less: (ii) Other Un-allocable Expenditure net off Un-allocable income				
Profit Before Tax	388.34	173.35	34.02	222.85
3. Segment Assets				
(a) Segment- Rental	2,476.37	28,308.02	830.81	28,308.02
(b) Segment-Brokerage & commission				
(c) Segment-F&F Trade	81.92	11,478.31		11,478.31
(d) Unallocated	37,485.20			
Total Segment Assets	40,043.49	39,786.33	830.81	39,786.33
Un-allocable Assets				
Net Segment Assets				
4. Segment Liabilities				
(a) Segment- Rental	2,360.29	1,168.84	1,393.14	1,168.84
(b) Segment-Brokerage & commission				
(c) Segment-F&F Trade	118.00	1,498.25		1,498.25
(d) Unallocated	209.88			
Total Segment Liabilities	2,688.17	2,667.09	1,393.14	2,667.09
Un-allocable Liabilities				
Net Segment Liabilities	2,688.17	2,667.09	1,393.14	2,667.09

For EFC(I) Limited

Umesh Kumar Sahay
Managing Director
DIN: 01733060

Dated August 10, 2024

Place: Pune



EFC (I) LIMITED

CIN: L74110PN1984PLC216407

6th Floor, VB Capitol Building, Range Hill Road, Opp. Hotel symphony, Bhoslenagar, Shivajinagar, Pune, 411007

Notes:

- 1 The above statements were reviewed and recommended by the Audit Committee and approved by the Board of Directors at their respective meetings held on 10th August 2024.
- 2 This Statement has been prepared in accordance with the recognition and measurement principles laid down in India Accounting Standard 34, Interim Financial Reporting ('Ind As 34') notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended), as prescribed under Section 133 of the Companies Act, 2013.
- 3 As regards deferred tax as per Ind AS-12 on "Income Taxes" there is a net deferred tax asset for the past years and for the period up to 30 June 2024. As a matter of prudence, the company has recognised the said deferred tax asset.
- 4 As per Indian Accounting Standards 108 ' Operating segments' the Company has reported Rental segment as operating segment during the quarter ended 30th June 2024.
- 5 Figures of the previous period / year have been regrouped/rearranged, wherever considered necessary.
- 6 Company has added following entities as subsidiaries/step down subsidiary
 - (i) EFC Estate Private Limited - (wholly owned subsidiary) on 02-05-2024.
 - (ii) EFC AIF LLP (subsidiary - with 98% shareholding) on 06-05-2024.
 - (iii) EFC Investment Advisors Private Limited - (wholly owned subsidiary) on 07-05-2024.
 - (iv) EFC REIT Private Limited (Step down subsidiary) on 06-05-2024

For EFC(I) Limited

Umesh Kumar Sahay
Managing Director
DIN: 01733060

Dated, August 10, 2024



Independent Auditor's Review Report on Consolidated Unaudited Quarterly 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
 EFC (I) Limited**

1. We have reviewed the accompanying statement of unaudited consolidated financial results ('the Statement') of **EFC (I) Limited** ('the Holding Company') and its subsidiaries (the Holding Company and its subsidiaries together referred to as 'the Group'), (refer Annexure 1 for the list of subsidiaries included in the Statement) for the quarter ended 30 June 2024, being submitted by the Holding 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 Holding Company's management and approved by the Holding 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 ('the Act'), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 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. 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 the Standards on Auditing specified under section 143(10) of the Act, 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 SEBI Circular CIR/CFD/CMD1/44/2019 dated 29 March 2019 issued by the SEBI under Regulation 33 (8) of the Listing Regulations, to the extent applicable.



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 Cluster O,
 Jumeriah Lake Tower,
 Dubai, UAE.

4. Based on our review conducted and procedures performed as stated in paragraph 3 above, and upon consideration of the review reports of the other auditors referred to in paragraph 5 below, 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 Ind AS 34, prescribed under section 133 of the Act, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), including the manner in which it is to be disclosed, or that it contains any material misstatement..
5. We did not review the interim financial results of 10 subsidiaries as mentioned in Annexure 1 included in the Statement, whose financial information (before eliminating intercompany transactions and balances) reflect, total revenues of ₹10704.04 lakhs, total net profit after tax of ₹1312.07 lakhs, total comprehensive income of ₹1312.40 lakhs for the quarter ended 30 June 2024, as considered in the Statement. These interim financial results have been reviewed by other auditors whose review reports have been furnished to us by the management, and our conclusion in so far as it relates to the amounts and disclosures included in respect of these subsidiaries is based solely on the review reports of such other auditors and the procedures performed by us as stated in paragraph 3 above

Our conclusion is not modified in respect of this matter with respect to our reliance on the work done by and the reports of the other auditors.

For **Mehra Goel & Co.**
Chartered Accountants
Firm Registration No: 000517N


Roshan Daultani

Partner
Membership no: 137405

UDIN: [24137405BKDLPR8355](#)

Place: Pune

Date: 10th August 2024



Annexure 1

List of entities included in the Statement

Subsidiary and Associate companies

- EFC Limited
- EFC Investment Advisors Private Limited
- EFC Estate Private Limited
- EFC AIF LLP
- Whitehills Interior Limited
- EFC Tech Space Private limited
- Sprint Workspace
- Monarch Workspace
- EFC Prime
- EFC REIT Private Limited



EFC (I) LIMITED

(CIN:L74110PN1984PLC216407)

Regd Office: 6th Floor, VB Capitol Building, Range Hill Road, Opp. Hotel Symphony, Bhoslenagar, Shivajinagar, Pune- 411007

UN-AUDITED STATEMENT OF CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED 30TH JUNE 2024

(₹ in Lakhs)

Sr. No.	Particulars	Quarter ended			Year ended
		30.06.2024 (Unaudited)	31.03.2024 (Audited)	30.06.2023 (Unaudited)	31.03.2024 (Audited)
I	Income				
	a) Revenue from operations	10,205.30	9,319.80	5,642.14	41,945.98
	b) Other income	323.03	591.53	62.27	931.76
	Total Income	10,528.32	9,911.33	5,704.41	42,877.74
II	Expenses				
	a) Cost of services	3,480.40	2,211.68	1,994.37	10,388.54
	b) Employee benefits expense	458.27	458.14	222.30	1,403.35
	c) Finance costs	544.86	685.37	1,010.43	3,532.08
	d) Depreciation and amortisation expense	2,281.11	1,937.66	1,668.39	7,562.55
	e) Other expenses (Any item exceeding 10% of the total expenses relating to continuing operations to be shown separately)	1,628.10	1,696.71	512.73	3,616.57
	f) Changes in Inventories of Finished Goods	-	(278.08)	-	8,277.34
	Total expenses	8,392.75	6,711.48	5,408.22	34,780.43
III	Profit before exceptional items and tax (I-II)	2,135.57	3,199.85	296.19	8,097.31
IV	Exceptional item		-	-	
V	Profit before tax (III-IV)	2,135.57	3,199.85	296.19	8,097.31
VI	Tax expense				
	Current tax	309.54	(227.27)	126.87	1,446.40
	Deferred tax (Income)/Expenses	248.89	633.51	(148.50)	502.04
	Tax expenses related to earlier years	-	-	-	(181.54)
	Total Tax Expenses	558.43	406.24	(21.63)	1,766.91
VII	Net Profit/(loss) for the period (V-VI)	1,577.14	2,793.61	317.82	6,330.40
VIII	Other Comprehensive income				
	Other comprehensive income not to be reclassified to profit or loss in subsequent periods				
	Remeasurement (loss)/gain on defined benefit plans	0.27	(17.54)	-	(17.54)
	Income tax effect	0.06	4.42	-	4.42
	Other comprehensive income for the year, net of tax	0.33	(13.13)	-	(13.12)
IX	Total comprehensive income	1,577.47	2,780.47	317.82	6,317.27
	Profit/(Loss) for the year attributable to:				
	Owner of the Company	1,513.47	2,795.57	-	5,799.22
	Non Controlling Interest	63.68	(0.92)	-	532.23
	Other Comprehensive Income/(Loss) for the year attributable to:				
	Owner of the Company	0.17	(13.13)	-	(13.13)
	Non Controlling Interest	0.16	-	-	-
	Total Comprehensive Income/(Loss) for the year attributable to:				
	Owner of the Company	1,513.64	2,782.44	-	5,786.09
	Non Controlling Interest	63.84	(0.92)	-	532.23
X	Paid-up equity share capital (face value of ₹ 2/- each)	995.53	995.53	772.74	995.53
XI	Reserve excluding Revaluation Reserves as per Balance sheet of previous accounting year				41,682.22
XII	Earnings Per Share:(after extraordinary items) (of Rs. 2/- each)(not annualised):				
	Basic (in ₹)	3.17	5.68	4.49	14.06
	Diluted (in ₹)	3.17	5.68	4.29	14.06

For EFC(I) Limited

Umesh Kumar Sahay

Managing Director

DIN: 01733060

Dated, August 10, 2024

Place: Pune



EFC (I) LIMITED
(CIN:L74110PN1984PLC216407)

Regd Office: 6th Floor, VB Capitol Building, Range Hill Road, Opp. Hotel Symphony, Bhoslenagar, Shivajinagar, Pune- 411007

Notes :

- 1 The above Consolidated statements were reviewed and recommended by the Audit Committee and approved by the Board of Directors at their respective meetings held on 10th August 2024. There are no qualifications in the review report issued for the quarter 30 June 2024.
- 2 This Consolidated Statement has been prepared in accordance with the recognition and measurement principles laid down in India Accounting Standard 34, Interim Financial Reporting ('Ind As 34') notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended), as prescribed under Section 133 of the Companies Act, 2013.
- 3 The format of the above results as prescribed in SEBI's Circular CIR/CFD/CMD/1 5/2015 dated 30th November, 2015 has been modified to comply with the requirements of SEBI's Circular dated 5th July, 2016, Ind AS and Schedule III [Division II] to the Companies Act, 2013.
- 4 The Statutory Auditors of the Company have carried out a "Limited Review" of the above results as per Regulation 33 of the SEBI [Listing Obligation and Disclosure Requirements] Regulations, 2015.
- 5 Company has added following entities as subsidiaries/step down subsidiary
 - (i) EFC Estate Private Limited - (wholly owned subsidiary) on 02-05-2024.
 - (ii) EFC AIF LLP (subsidiary - with 98% shareholding) on 06-05-2024.
 - (iii) EFC Investment Advisors Private Limited - (wholly owned subsidiary) on 07-05-2024.
 - (iv) EFC REIT Private Limited (Step down subsidiary) on 06-05-2024
- 6 Figures of the previous period / year have been regrouped/rearranged, wherever considered necessary.

For EFC(I) Limited

Umesh Kumar Sahay
Managing Director
DIN: 01733060
Dated, August 10, 2024
Place: Pune



EFC (I) LIMITED
(CIN:L74110PN1984PLC216407)

Regd Office: 6th Floor, VB Capitol Building, Range Hill Road, Opp. Hotel Symphony, Bhoslenagar, Shivajinagar, Pune- 411007
Unaudited Standalone Segment information for the Quarter ended 30th June, 2024

Particulars	Quarter ended			Year ended
	30-06-2024	31-03-2024	30-06-2023	31-03-2024
	(Unaudited)	(Audited)	(Unaudited)	(Audited)
1. Segment Revenue				
(a) Segment - Rental	6,679.07	6,995.68	5,389.10	26,303.96
(b) Segment - Interior	3,529.91	2,324.12	315.31	11,312.95
(d) Segment - F&F Trade	-	-	-	4,669.30
(e) Unallocated	319.34	-	-	-
Total Segment Revenue	10,528.32	9,319.80	5,704.41	42,286.33
Less: Inter Segment Revenue				
Revenue From Operations	10,528.32	9,319.80	5,704.41	42,286.33
2. Segment Result (Profit)(+)/Loss (-) before tax and interest from Each segment)				
(a) Segment - Rental	1,577.26	4,146.34	1,231.41	9,810.83
(b) Segment - Interior	783.83	-261.11	75.21	1,818.56
(c) Segment-F&F Trade	-	-	-	-
(d) Unallocated	319.34	-	-	-
Total Profit/(loss) before tax	2,680.43	3,885.23	1,306.62	11,629.43
Less: (i) Finance Cost	544.86	685.37	1,010.43	3,532.08
Less: (ii) Other Un-allocable Expenditure net off Un-allocable income	-	-	-	-
Profit Before Tax	2,135.57	3,199.86	296.19	8,097.35
3. Segment Assets				
(a) Segment- Rental	70,825.55	81,853.79	30,146.88	81,853.79
(b) Segment-Fitout	13,269.80	10,166.21	83.25	10,166.21
(c) Segment-F&F Trade	81.92	20.72	-	20.72
(d) Unallocated	37,485.20			
Total Segment Assets	1,21,662.47	92,040.72	30,230.13	92,040.72
Un-allocable Assets				
Net Segment Assets				
4. Segment Liabilities				
(a) Segment- Rental	63,540.45	60,979.26	43,857.90	60,979.26
(b) Segment-Fitout	13,216.72	8,739.31	43.62	8,739.31
(c) Segment-F&F Trade	-	-	-	-
(c) Unallocated	259.93	-	-	-
Total Segment Liabilities	77,017.10	69,718.57	43,901.52	69,718.57
Un-allocable Liabilities				
Net Segment Liabilities	77,017.10	69,718.57	43,901.52	69,718.57

For EFC(I) Limited

Umesh Kumar Sahay
Managing Director
DIN: 01733060

Dated, August 10, 2024

Place: Pune

