

ROSELABS FINANCE LIMITED

October 13, 2022

To,
The Manager,
Corporate Relations Dept.,
BSE Limited, Phiroze Jeejeebhoy Towers,
Dalal Street, Kala Ghoda, Fort,
Mumbai, 400001

Scrip Code: 531324

Dear Sirs,

Sub: Submission of unaudited Financial Results for the quarter and half year ended September 30, 2022 along with the Limited Review Report

Pursuant to Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Listing Regulations), we enclose herewith the unaudited Financial Results for the quarter and half year ended September 30, 2022, along with limited review report duly submitted by the Statutory Auditors of the Company.

We hereby confirm that the financial results do not contain any modified conclusion.

The above financial results were approved by the Board of Directors at the meeting held today, which commenced at 4:10 p.m. and concluded at 4:25 p.m.

You are requested to inform your members accordingly.

Thanking you.

Yours Faithfully,
For Roselabs Finance Limited

Abhijeet Shinde
Company Secretary
Membership No. 33077

Independent Auditor's Review Report on unaudited quarterly and year to date financial results of Roselabs Finance Limited pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To The Board of Directors of Roselabs Finance Limited

1. We have reviewed the accompanying statement of unaudited financial results of Roselabs Finance Limited ('the Company') for the quarter ended September 30, 2022 and the year to-date results for the period April 01, 2022 to September 30, 2022 ('the Statement') attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('the Regulations').
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 'Interim Financial Reporting' ('Ind AS 34'), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other recognized accounting principles generally accepted in India and in compliance with the 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 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 requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review 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 stated in paragraph 3 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, prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other recognized 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 M S K A & Associates

Chartered Accountants

ICAI Firm Registration No.105047W

Bhavik

Lalit Shah

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Bhavik Lalit Shah
Date: 2022.10.13
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Bhavik L. Shah

Partner

Membership No.: 122071

UDIN: 22122071AZOIYW5494

Place: Mumbai

Date: October 13, 2022

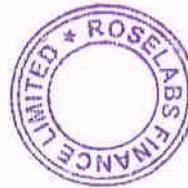
ROSELABS FINANCE LIMITED
CIN - L70100MH1995PLC318333

Regd. Office: 412, Floor- 4, 17G , Vardhaman Chamber, Cawasji Patel Road, Horniman Circle,
Fort, Mumbai - 400 001

Tel.: 912261334400 Fax: +912223024550

Website: www.roselabsfinancelimited.in, E-mail: roselabsfinance@lodhagroup.com

| (₹ in Lakhs except per share data) | | | | | | | |
|--|---|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|------------------------|
| STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30-SEPTEMBER-22 | | | | | | | |
| Sr. No. | Particulars | For the quarter ended | | | For the half year ended | | For the year ended |
| | | 30-Sep-22 (Unaudited) | 30-Jun-22 (Unaudited) | 30-Sep-21 (Unaudited) | 30-Sep-22 (Unaudited) | 30-Sep-21 (Unaudited) | 31-Mar-22 (Audited) |
| I | Income | | | | | | |
| | Other income | - | - | - | - | - | - |
| | Total Income | - | - | - | - | - | - |
| II | Expenses | | | | | | |
| | a) Employee benefits expense | 1.53 | 1.57 | 1.01 | 3.10 | 1.55 | 5.09 |
| | b) Other expenses | 37.47 | 3.02 | 7.68 | 40.49 | 23.75 | 38.68 |
| | Total expenses | 39.00 | 4.59 | 8.69 | 43.59 | 25.30 | 43.77 |
| III | Profit / (Loss) before tax (I - II) | (39.00) | (4.59) | (8.69) | (43.59) | (25.30) | (43.77) |
| IV | Tax Expense / (Credit) | | | | | | |
| | a) Current tax | - | - | - | - | - | - |
| | b) Deferred tax | - | - | - | - | - | 0.11 |
| V | Profit / (Loss) for the period /year (III -IV) | (39.00) | (4.59) | (8.69) | (43.59) | (25.30) | (43.66) |
| VI | Other comprehensive Income (net of tax) | - | - | - | - | - | - |
| VII | Total comprehensive Income (after tax) (V+VI) | (39.00) | (4.59) | (8.69) | (43.59) | (25.30) | (43.66) |
| VIII | Paid-up equity share capital (Face value of ₹ 10 each) | 1,000.00 | 1,000.00 | 1,000.00 | 1,000.00 | 1,000.00 | 1,000.00 |
| IX | Other equity | | | | | | (1,631.98) |
| X | Earnings / (Loss) per share (face value of ₹ 10 each) | | | | | | |
| | Basic and Diluted (not annualized for the quarter and half year ended) | (0.39) | (0.05) | (0.09) | (0.44) | (0.25) | (0.44) |



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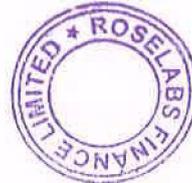
Tel.: +912261334400 Fax: +912223024550

Website: www.roselabsfinancelimited.in, E-mail: roselabsfinance@lodhagroup.com

STATEMENT OF ASSETS AND LIABILITIES AS AT 30-SEPTEMBER-22

(₹ in Lakhs)

| Sr. No. | Particulars | As at 30-Sep-22 Unaudited | As at 31-Mar-22 Audited |
|----------|--|---------------------------------|-------------------------------|
| A | ASSETS | | |
| 1 | Non-current assets | | |
| a) | Non - Current Tax Assets (net) | 4.69 | 4.69 |
| b) | Deferred Tax Assets | 10.92 | 10.92 |
| | | 15.61 | 15.61 |
| 2 | Current assets | | |
| a) | Financial Assets | | |
| | Cash and Cash Equivalents | - | 2.77 |
| b) | Other Current Assets | 2.11 | - |
| | | 2.11 | 2.77 |
| | Total Assets (1 + 2) | 17.72 | 18.38 |
| B | EQUITY AND LIABILITIES | | |
| 1 | Equity | | |
| a) | Equity Share Capital | 1,000.00 | 1,000.00 |
| b) | Other Equity | (1,675.57) | (1,631.98) |
| | | (675.57) | (631.98) |
| 2 | Non-Current Liabilities | | |
| | Financial liabilities | | |
| | Borrowings | 526.54 | 492.57 |
| | | 526.54 | 492.57 |
| 3 | Current liabilities | | |
| a) | Financial Liabilities | | |
| | i) Trade payables | | |
| | Due to Micro and Small Enterprises | - | - |
| | Due to Others | 13.58 | 8.20 |
| | ii) Other Financial Liabilities | 1.13 | 0.68 |
| b) | Provisions | 148.57 | 148.57 |
| c) | Other Current Liabilities | 3.47 | 0.34 |
| | | 166.75 | 157.79 |
| | Total Equity and Liabilities (1 + 2+ 3) | 17.72 | 18.38 |



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CASH FLOW STATEMENT FOR THE HALF YEAR ENDED 30-SEP-22

| Particulars | For the Half year ended 30-Sep-22 ₹ in Lakhs (Unaudited) | For the Half year ended 30-Sep-21 ₹ in Lakhs (Unaudited) |
|---|--|--|
| (A) Operating Activities | | |
| Loss Before Tax | (43.59) | (25.30) |
| Adjustments for: | | |
| Sundry Balances written back | - | - |
| Operating Profit / (Loss) before working capital changes | (43.59) | (25.30) |
| Working Capital Adjustments: | | |
| Increase in Trade and Other Receivables | (2.11) | (1.82) |
| (Decrease) / Increase in Trade and Other Payables | 8.96 | 1.92 |
| Cash flow used in Operating Activities | (36.74) | (25.20) |
| Income Tax refund received / (Paid) (net) | - | - |
| Net Cash used in Operating Activities | (36.74) | (25.20) |
| (B) Investing Activities | | |
| Net Cash flow from Investing Activities | - | - |
| (C) Financing Activities | | |
| Proceeds from Borrowings (Net) | 33.97 | 21.14 |
| Net Cash Flow from Financing Activities | 33.97 | 21.14 |
| (D) Net Decrease In Cash and Cash Equivalents (A+B+C) : | (2.77) | (4.06) |
| Cash and Cash Equivalents at the beginning of the period / year | 2.77 | 5.03 |
| Cash and Cash Equivalents at end of the period/ year | - | 0.97 |



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NOTES TO THE UNAUDITED FINANCIAL RESULTS

- 1 The unaudited financial results of Roselabs Finance Limited ("the Company") for the quarter and half year ended 30-Sep-22 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on 13-Oct-22 . The financial results for the quarter and half year ended 30-Sep-22 have been subjected to limited review by the Statutory Auditor of the Company who have expressed an unmodified conclusion.
- 2 Disclosure under Ind AS 108 on 'Operating Segment' is not applicable as the Company has only one reportable segment which is real estate development.
- 3 The Company has applied to the BSE Ltd (where its shares are listed), for approving a Scheme of merger by absorption of the Company with Macrotech Developers Limited, the holding company, pursuant to approval granted by Board of Directors of the Company, at its meeting held on 25-Jan-22.
- 4 The previous period's/ year's figures have been regrouped, re-arranged and reclassified wherever necessary to conform to current period's presentation.

**Bhavik
Lalit Shah** Digitally signed by
Bhavik Lalit Shah
Date: 2022.10.13
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**Place : Mumbai
Date : 13-Oct-22**



**For and on behalf of the Board of Directors of Roselabs Finance
Limited**


Sanjyot Rangnekar
Director
(DIN : 07128992)