

ROSELABS FINANCE LIMITED

October 12, 2023

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, 2023 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, 2023, 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 04:15 p.m. and concluded at 04:30 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 financial results for the quarter and year to date 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, 2023 and the year to-date results for the period from April 01, 2023 to September 30, 2023 ('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 has been 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', prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder ('Ind AS 34') and other recognised accounting principles generally accepted in India and is 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. 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.

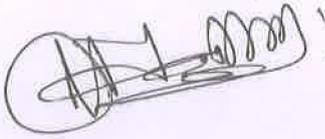


MSKA & Associates

Chartered Accountants

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 recognised 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



Mayank Vijay Jain
Partner

Membership No.: 512495

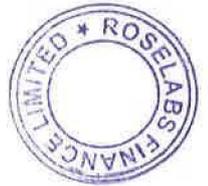
UDIN: 23512495BG4WLS8951

Place: Mumbai

Date: October 12, 2023

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)							
UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTH ENDED 30-SEPTEMBER-23							
Sr. No.	Particulars	Quarter Ended			Six Month Ended		Year Ended
		30-Sep-23 (Unaudited)	30-June-23 (Unaudited)	30-Sep-22 (Unaudited)	30-Sep-23 (Unaudited)	30-Sep-22 (Unaudited)	31-March-23 (Audited)
I	Income						
	Other income	-	-	-	-	-	15.08
	Total Income	-	-	-	-	-	15.08
II	Expenses						
	a) Employee benefits expense	1.25	1.46	1.53	2.71	3.10	5.05
	b) Other expenses	4.08	2.84	37.47	6.92	40.49	64.16
	Total expenses	5.33	4.30	39.00	9.63	43.59	69.21
III	Profit / (Loss) before tax and exceptional item(I - II)	(5.33)	(4.30)	(39.00)	(9.63)	(43.59)	(54.13)
IV	Exceptional items	-	-	-	-	-	260.41
V	Profit / (Loss) before tax (III-IV)	(5.33)	(4.30)	(39.00)	(9.63)	(43.59)	206.28
VI	Tax Expense / (Credit)						
	a) Current tax	-	-	-	-	-	4.69
	b) Deferred tax	-	-	-	-	-	-
VII	Profit / (Loss) for the period /year (V-VI)	(5.33)	(4.30)	(39.00)	(9.63)	(43.59)	201.59
VIII	Other Comprehensive Income (net of tax)	-	-	-	-	-	-
IX	Total Comprehensive Income/(Loss) (after tax) (VII+VIII)	(5.33)	(4.30)	(39.00)	(9.63)	(43.59)	201.59
X	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
XI	Other equity						(1,430.39)
XII	Earnings / (Loss) per share (face value of ₹ 10 each) Basic and Diluted (not annualized except year end EPS)	(0.05)	(0.04)	(0.39)	(0.10)	(0.44)	2.02



NOTES TO THE UNAUDITED FINANCIAL RESULTS

- 1 The unaudited financial results of Roselabs Finance Limited ("the Company") for the quarter and six month ended 30-Sep-23 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on 12-Oct-23 . The financial results for the quarter and six month ended 30-Sep-23 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 previous period's/ year's figures have been regrouped, re-arranged and reclassified wherever necessary to conform to current period's presentation.

Place : Mumbai
Date : 12-Oct-2023

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



Sanjyot Rangnekar
Director
(DIN : 07128992)



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

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STATEMENT OF UNAUDITED ASSETS AND LIABILITIES

(₹ in Lakhs)

Sr. No.	Particulars	As at 30-Sep-23 (Unaudited)	As at 31-March-23 (Audited)
A	ASSETS		
1	Non-current assets		
	Deferred Tax Assets	10.92	10.92
		10.92	10.92
2	Current assets		
	Financial Assets		
	Cash and Cash Equivalents	0.10	0.38
	Other Current Assets	2.11	-
		2.21	0.38
	Total Assets (1 + 2)	13.13	11.30
B	EQUITY AND LIABILITIES		
1	Equity		
	Equity Share Capital	1,000.00	1,000.00
	Other Equity	(1,440.02)	(1,430.39)
		(440.02)	(430.39)
2	Non-Current Liabilities		
	Financial liabilities		
	Borrowings	444.72	432.56
		444.72	432.56
3	Current liabilities		
	Financial Liabilities		
	Trade payables		
	Due to Micro and Small Enterprises		
	Due to Others	8.35	8.81
	Other Current Liabilities	0.08	0.32
		8.43	9.13
	Total Equity and Liabilities (1 + 2+ 3)	13.13	11.30



STATEMENT OF UNAUDITED CASH FLOW

₹ In Lakhs

Particulars	Six Month Ended	
	30-Sep-23 (Unaudited)	30-Sep-22 (Unaudited)
(A) Operating Activities		
Profit/(Loss) Before Tax	(9.63)	(43.59)
Adjustments for:		
Operating Profit / (Loss) before working capital changes	(9.63)	(43.59)
Working Capital Adjustments:		
Increase in Trade and Other Receivables	(2.11)	(2.11)
Increase/(Decrease) in Trade and Other Payables	(0.70)	8.96
Cash flow used In Operating Activities	(12.44)	(36.74)
Income Tax refund received / (paid) (net)	-	-
Net Cash generated from / (used In) Operating Activities	(12.44)	(36.74)
(B) Investing Activities		
Net Cash Flow from Investing Activities	-	-
(C) Financing Activities		
Proceeds from/(Repayment of) Borrowings (Net)	12.16	33.97
Net Cash flow from/(used In) Financing Activities	12.16	33.97
(D) Net Decrease In Cash and Cash Equivalents (A+B+C) :	(0.28)	(2.77)
Cash and Cash Equivalents at the beginning of the period	0.38	2.77
Cash and Cash Equivalents at end of the period	0.10	-

