

CIN : U70100MH2004PTC149362

Date: 30<sup>th</sup> May, 2023

To,  
Department of Corporate Service (DCS-CRD),  
BSE Limited  
Phiroze Jeejeebhoy Towers,  
Dalal Street, Fort,  
Mumbai – 400 001

**Scrip code: 540402**

**Subject: Outcome of the Board Meeting held on 30<sup>th</sup> May, 2023.**

Dear Sir,

This is to inform you that the Board of Directors of Manas Properties Limited in their meeting held today i.e. 30<sup>th</sup> May, 2023 at 11:00 A.M. and concluded at 02: 20 P.M. approved following:-

1. Approved standalone Audited Financial Results for the half year and year ended 31<sup>st</sup> March, 2023 together with the Audit Report with unmodified opinion pursuant to Regulation 33 of SEBI (Listing Obligation and Disclosure Requirement) Regulations, 2015.
2. Approved Standalone Statement of Assets and Liabilities for the half year and year ended 31<sup>st</sup> March, 2023.

We also hereby confirm that the Auditors Report is with unmodified opinion in respect of Audited Financial Results of the Company for the quarter and year ended 31<sup>st</sup> March, 2023.

Kindly take the same on your record and acknowledge receipt of the same.

**Thanking You,  
Yours truly,  
For Manas Properties Limited**

*Aditi Jain*

**Aditi Jain  
Company Secretary and Compliance Officer  
Membership No: A32523**



# R. I. JAIN & CO.

## CHARTERED ACCOUNTANTS

B-701, Bldg. No. 29, Geetangali, Near Central Bank, Khernagar, Bandra (East), Mumbai-400 51.

Tel. 91-22-26580052

E-mail : rijainca@gmail.com • www.rijainca.com

### **Independent Auditor's Report on Financial Results of Manas Properties Limited, pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

**To The Board of Directors  
Manas Properties Limited**

#### **Opinion:**

We have audited the accompanying statements of financial results of **Manas Properties Limited** (the "Company") for the half-year and year ended March 31 2023 together with notes thereon (the "Financial Statement") attached herewith being submitted by the Company pursuant to the requirement of Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations, 2015").

In our opinion and to the best of our information and according to the explanations given to us, the statement:

- is presented in accordance with the requirements of Regulation 33 of the Listing Regulations, in this regard;
- Gives a true and fair view in conformity, except for the effects of matter described in the Basis for Qualified Opinion paragraph below, with the aforesaid Ind AS and other accounting principles generally accepted in India, of the net profit and other comprehensive income and other financial information of the Company for the year ended 31 March 2023.

#### **Basis for Opinion:**

We conducted our audit of the Statement in accordance with the Standards on Auditing ("SA"s) specified under Section 143(10) of the Act. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Results section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ("ICAI") together with the ethical requirements that are relevant to our audit of the Financial Results under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our audit opinion.

#### **Management's Responsibilities for the Financial Results:**

This Statement, is the responsibility of the Company's Management and approved by the Board of Directors, has been compiled from the related audited financial statements for the year ended March 31, 2023. The Company's Board of Directors are responsible for the preparation and presentation of the Financial Results that give a true and fair view of the net loss and other comprehensive income and other financial information in accordance with the recognition and measurement principles laid down in Accounting Standard, prescribed under Section 133 of the Act, read with relevant rules issued





thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Financial Results that give a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the Financial Results, the Board of Directors are responsible for assessing the Company's ability, to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the financials reporting process of the company.

### **Auditor's Responsibilities**

#### **(a) Audit of the Financial Results for half-yearly and year ended March 31, 2023:**

Our objectives is to obtain reasonable assurance about whether the Financial Results as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this Financial Results.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Annual Financial Results, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Board of Directors.
- Evaluate the appropriateness and reasonableness of disclosures made by the Board of Directors in terms of the requirements specified under Regulation 33 of the Listing Regulations.



- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Company to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Statement or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the Financial Results, including the disclosures, and whether the Financial Results represent the underlying transactions and events in a manner that achieves fair presentation.

- Obtain sufficient appropriate audit evidence regarding the Financial Results of the Company to express an opinion on the Financial Results.

- Materiality is the magnitude of misstatements in the Financial Results that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Financial Results may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the Financial Results.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

**(b) Review of the financial results for the half year ended March 31, 2023:**

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 financial statements are free of material misstatement.

A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit conducted in accordance with Standards on Auditing specified under section 143(10) of the Companies Act, 2013 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.



**Other Matters:**

The statement includes the results for the quarter ended 31<sup>st</sup> March 2023 being the balancing figure between audited figures in respect of the full financial year and the published year to date figures up to the first half of the current financial year which were subject to limited review with us.

Our report on the statement is not modified in respect of this matter.

**For R.I. Jain & Co.**

(Chartered Accountants)

Firm Reg. No. 103956W



**CA. Dr. Rajendrakumar Jain**

(Proprietor)

Membership No.: 039834

UDIN: 23039834BGxVGG3514

Place: Mumbai

Date: 30th May 2023



Manas Properties Limited  
(CIN: L70100MH2004PLC14936)  
Statement of Assets & Liabilities  
Amount in ₹ in lakhs unless otherwise stated

| Particulars                                | As at<br>31-Mar-23<br>(Audited) | As at<br>31-Mar-22<br>(Audited) |
|--------------------------------------------|---------------------------------|---------------------------------|
| <b>A EQUITY AND LIABILITIES</b>            |                                 |                                 |
| <b>1 Shareholders' funds</b>               |                                 |                                 |
| (a) Share capital                          | 416.00                          | 416.00                          |
| (b) Reserves and surplus                   | 5,500.51                        | 3,001.09                        |
| <b>Sub-total - Shareholders' funds</b>     | <b>5,916.51</b>                 | <b>3,417.09</b>                 |
| <b>2 Non-current liabilities</b>           |                                 |                                 |
| (a) Long-term borrowings                   | 51.53                           | 51.52                           |
| (b) Deferred tax liabilities (net)         | -                               | -                               |
| (c) Other long-term liabilities            | 2,105.00                        | 2,100.00                        |
| (d) Long-term provisions                   | -                               | -                               |
| <b>Sub-total - Non-current liabilities</b> | <b>2,156.53</b>                 | <b>2,151.52</b>                 |
| <b>3 Current liabilities</b>               |                                 |                                 |
| (a) Short-term borrowings                  | -                               | -                               |
| (b) Trade payables                         | -                               | -                               |
| MSME                                       | -                               | -                               |
| Others                                     | 1.76                            | 3.37                            |
| (c) Other current liabilities              | 618.74                          | 623.64                          |
| (d) Short-term provisions                  | 0.60                            | -                               |
| <b>Sub-total - Current liabilities</b>     | <b>621.11</b>                   | <b>627.01</b>                   |
| <b>TOTAL - EQUITY AND LIABILITIES</b>      | <b>8,694.14</b>                 | <b>6,195.63</b>                 |
| <b>B ASSETS</b>                            |                                 |                                 |
| <b>1 Non-current assets</b>                |                                 |                                 |
| (a) Fixed assets                           | 0.03                            | 0.03                            |
| (b) Non-current investments                | 3,264.39                        | 3,264.39                        |
| (c) Deferred Tax Asset                     | -                               | -                               |
| (d) Long-term loans and advances           | 2,772.73                        | 2,051.45                        |
| (e) Other non-current assets               | -                               | -                               |
| <b>Sub-Total- Non-Current assets</b>       | <b>6,037.16</b>                 | <b>5,315.87</b>                 |
| <b>2 Current Assets</b>                    |                                 |                                 |
| (a) Current investments                    | -                               | -                               |
| (b) Inventories                            | -                               | -                               |
| (c) Trade receivables                      | -                               | -                               |
| (d) Cash and cash equivalents              | 2,535.25                        | 766.66                          |
| (e) Short-term loans and advances          | 100.00                          | 100.00                          |
| (f) Other current assets                   | 21.74                           | 13.10                           |
| <b>Sub-total - Current assets</b>          | <b>2,656.98</b>                 | <b>879.76</b>                   |
| <b>TOTAL - ASSETS</b>                      | <b>8,694.14</b>                 | <b>6,195.63</b>                 |

For Manas Properties Limited





Dev Thakkar  
Managing Director  
DIN: 07698270  
Place: Mumbai  
Date: 30th May 2023

| Particulars                                                                    | Half Year Ended |                 | Year Ended    |                 | Year Ended    |   |
|--------------------------------------------------------------------------------|-----------------|-----------------|---------------|-----------------|---------------|---|
|                                                                                | 31-Mar-23       | 30-Sep-22       | 31-Mar-22     | 31-Mar-23       | 31-Mar-22     |   |
|                                                                                | (Audited)       | (Un-audited)    | (Audited)     | (Audited)       | (Audited)     |   |
| I Revenue from Operations                                                      | -               | -               | -             | -               | -             | - |
| II Other Income                                                                | 2,012.06        | 1,502.04        | 755.18        | 3,514.10        | 766.87        |   |
| III <b>Total Revenue (I+II)</b>                                                | <b>2,012.06</b> | <b>1,502.04</b> | <b>755.18</b> | <b>3,514.10</b> | <b>766.87</b> |   |
| IV <b>Expenses</b>                                                             |                 |                 |               |                 |               |   |
| (a) Employee Benefit Expense                                                   | 39.96           | 39.96           | 28.96         | 79.92           | 67.92         |   |
| (b) Finance Cost                                                               | 0.02            | 0.02            | 0.01          | 0.04            | 0.14          |   |
| (c) Depreciation and Amortisation Expense                                      | -               | -               | -             | -               | -             |   |
| (d) Other Expenses                                                             | 171.57          | 168.82          | 637.71        | 340.39          | 645.54        |   |
| <b>Total Expenses</b>                                                          | <b>211.56</b>   | <b>208.80</b>   | <b>666.68</b> | <b>420.36</b>   | <b>713.60</b> |   |
| V Profit / (loss) before exceptional and extra ordinary items and tax (III-IV) | 1,800.50        | 1,293.24        | 88.50         | 3,093.74        | 53.27         |   |
| VI Exceptional items                                                           | -               | -               | -             | -               | -             |   |
| VII Profit / (loss) before extraordinary items and tax (V-VI)                  | 1,800.50        | 1,293.24        | 88.50         | 3,093.74        | 53.27         |   |
| VIII Extraordinary items                                                       | -               | -               | -             | -               | -             |   |
| IX <b>Profit / (loss) before tax (VII-VIII)</b>                                | <b>1,800.50</b> | <b>1,293.24</b> | <b>88.50</b>  | <b>3,093.74</b> | <b>53.27</b>  |   |
| X Tax Expenses                                                                 |                 |                 |               |                 |               |   |
| - Current tax                                                                  | 291.81          | 300.00          | -             | 591.81          | 1.07          |   |
| - Deferred tax charge/ (credit)                                                | -               | -               | (1.07)        | -               | -             |   |
| - MAT expenses / (credit)                                                      | -               | -               | -             | -               | (1.07)        |   |
| - Tax for earlier years                                                        | -               | -               | -             | -               | (2.52)        |   |
| XI <b>Profit/(Loss) for the period from continuing operations (IX-X)</b>       | <b>1,508.69</b> | <b>993.24</b>   | <b>89.57</b>  | <b>2,501.93</b> | <b>55.79</b>  |   |
| XII Profit/(Loss) from discontinuing operations                                | -               | -               | -             | -               | -             |   |
| XIII Tax Expenses of discontinuing operations                                  | -               | -               | -             | -               | -             |   |
| XIV Profit/(Loss) from discontinuing operations (after tax) (XII - XIII)       | -               | -               | -             | -               | -             |   |
| XV <b>Profit/(Loss) for the period (XI + XIV)</b>                              | <b>1,508.69</b> | <b>993.24</b>   | <b>89.57</b>  | <b>2,501.93</b> | <b>55.79</b>  |   |
| XVI Earnings per Equity Share of Rs. 10/- each                                 |                 |                 |               |                 |               |   |
| (a) Basic                                                                      | 36.27           | 23.88           | 2.15          | 60.14           | 1.34          |   |
| (b) Diluted                                                                    | 36.27           | 23.88           | 2.15          | 60.14           | 1.34          |   |

Notes :

- 1 In accordance with the requirements of Regulation 33 of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015 with the SME Stock Exchange, the above audited financial results for the half year ended 30th September, 2021 have been reviewed and recommended by the Audit Committee and approved by the Board of Directors at its meeting held on 14th November 2022. The Statutory Auditors have carried out a limited review for the half year ended September 30, 2022.
- 2 The Company's business activity falls within a Single primary business segment i.e. Construction, Redevelopment and Leasing of Properties.
- 3 The Company has significant impact on its operation due to Covid 19 pandemic and there was uncertainty of ultimate collection of income due to lock down and severe impact of COVID 19 on hospitality sector. Therefore the Company had stopped recognising income from March, 2020 till 31 December 2021 (of Rs.65,34,89,330) in accordance with AS -9 on "Revenue Recognition" on the ground of prudence. The Company and lessor had filed settlement in the Court of law and the honorable Court of Law has directed the lessor to pay rent from 1 January 2022 onwards Rs.2,50,00,000 per month as per revised terms. Accordingly, the Company has recognised revenue from 1 January 2022 onwards.
- 4 The Figures of previous period/year have been regrouped/rearranged wherever considered necessary in order to make them comparable



For Manas Properties Limited

*[Signature]*

Dev Thakkar  
Managing Director  
DIN: 07698270  
Place: Mumbai  
Date: 30th May 2023



| Particulars                                                   | 31-Mar-23<br>Unaudited | 31-Mar-22<br>Unaudited |
|---------------------------------------------------------------|------------------------|------------------------|
| <b>A. CASH FLOW FROM OPERATING ACTIVITIES</b>                 |                        |                        |
| Net profit before tax                                         | 3,093.74               | 53.27                  |
| Adjustments for                                               |                        |                        |
| Depreciation                                                  | -                      | -                      |
| Interest on Fixed Deposits                                    | (9.35)                 | (0.18)                 |
| Finance Costs                                                 | 0.04                   | 0.14                   |
| Operating profit before working capital adjustments           | 3,084.43               | 53.23                  |
| Adjustments for                                               |                        |                        |
| (Increase)/decrease in Trade receivables                      | -                      | -                      |
| Increase/(Decrease) in Trade Payables                         | (1.61)                 | 2.57                   |
| Increase/(Decrease) in Other Liabilities                      | (4.90)                 | 84.03                  |
| Increase/(Decrease) in Other Current Assets                   | (8.64)                 | (6.21)                 |
| Cash generated from operations                                | 3,069.29               | 133.62                 |
| Direct taxes received / (paid)                                | (459.33)               | (32.84)                |
| Net cash generated from operating activities (A)              | 2,609.96               | 100.78                 |
| <b>B. CASH FLOW FROM INVESTING ACTIVITIES</b>                 |                        |                        |
| Interest on Bank Deposits                                     | (9.35)                 | 0.18                   |
| (Increase)/Decrease in Short Term Loans & Advances (net)      | -                      | 39.61                  |
| (Increase)/Decrease in Long Term Loans & Advances (net)       | (841.33)               | 659.85                 |
| Net cash generated from/(used in) investing activities (B)    | (841.33)               | 699.64                 |
| <b>C. CASH FLOW FROM FINANCING ACTIVITIES</b>                 |                        |                        |
| Net Repayment of Long Term Borrowings (net)                   | 0.00                   | (3.60)                 |
| Finance Cost                                                  | (0.04)                 | (0.14)                 |
| Net cash generated from/(used in) financing activities (C)    | (0.04)                 | (3.74)                 |
| Net increase/(decrease) in cash and cash equivalents (A+B+C)  | 1,768.59               | 796.68                 |
| Cash and cash equivalents at the beginning of the year        | 766.66                 | (30.02)                |
| Cash and cash equivalents at the end of the year              | 2,535.25               | 766.66                 |
| Cash and cash equivalents at the end of the year comprise of: |                        |                        |
| In Current Accounts                                           | 2.40                   | 763.66                 |
| In Fixed Deposits                                             | 2,532.85               | 3.00                   |
| Cash-in-Hand                                                  | -                      | -                      |
|                                                               | 2,535.25               | 766.66                 |

## Notes:-

- The Cash flow statement has been prepared under the Indirect Method as set out in "Accounting Standard (AS) 3 - Cash Flow Statements" as notified by the Companies (Accounts) Rules 2014.
- Corresponding figures of previous year have been regrouped wherever considered necessary to conform current period classifications.

For Manas Properties Limited


Dev Thakkar  
Managing Director

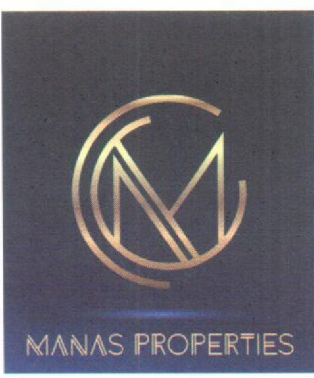
DIN: 07698270

Place: Mumbai

Date: 30th May 2023







CIN : L70100MH2004PLC149362

**Declaration of Unmodified Audit Report pursuant to Regulation 33(3) (d) of the SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015**

I, Dev Vijay Thakkar, Managing Director of Manas Properties Limited having its registered office at Dev Plaza, 10 Floor, S.V. Road, Opp. Andheri Fire Station, Andheri (West), Mumbai-400058, Maharashtra, India, hereby declare that R. I. Jain & Co (FRN: 103956W), Statutory Auditors of the Company, have issued an Audit Report with Unmodified opinion on Audited Financial Results of the Company (Standalone) for the quarter and year ended 31<sup>st</sup> March, 2023.

This declaration is given pursuant to Regulation 33(3) (d) of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 as amended and Circular No. CIR/CFD/CMD/56/2016 dated June 1, 2016.

Kindly take this declaration on record.

Thanking you,

Sincerely Yours,

**For MANAS PROPERTIES LIMITED**

**Dev Vijay Thakkar**  
**Managing Director**  
**DIN: 07698270**

