



CIN : L70100MH2004PLC149362

Date: 14th November 2022

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

Subject: Outcome of the Board Meeting dated 14th November 2022.
Ref: Scrip code: 540402

Dear Sir,

This is to inform you that the Meeting of the Board of Directors of Manas Properties Limited for the financial year 2022-2023 held at the registered office of the Company on Monday, 14th November 2022 at 04.00 P.M and concluded at 5.00 P.M., approved the following:

1. Approved standalone Unaudited Financial Results for the half year ended 30th September, 2022 pursuant to Regulation 33 of SEBI (Listing Obligation and Disclosure Requirement) Regulations.
2. Approved Standalone Statement of Assets and Liabilities for the half year ended 30th September, 2022.
3. Approved Cash Flow Statement for the half year ended 30.09.2022.
4. Approved Reconstitution of Committees.

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

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Limited review report on statement of unaudited standalone financial results of Manas Properties Limited for the half year ended 30th September 2022 pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

To

The Board of Directors,
Manas Properties Limited

1. We have reviewed the accompanying statement of unaudited standalone financial results of **Manas Properties Limited** ("the Company") for the quarter and half year ended 30th September 2022 ("the Statement").
2. This statement, 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 "Interim Financial Reporting" ("AS 25") as prescribed under Section 133 of the Companies Act, 2013 (the "Act") read with relevant rules issued there under and other accounting principles generally accepted in India and in compliance with Regulation 33 and Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time. Our responsibility is to issue a report on these 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.

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 of interim financial information consists of making inquiries, primarily of the Company's personnel 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 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.

We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33(8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, to the extent applicable.

4. Based on our review conducted as above, nothing has come to our attention that cause us to believe that the accompanying statement of unaudited financial results prepared in accordance with applicable Accounting Standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms 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.

For R. I. Jain & Co.

Chartered Accountants

(Firm Registration No.103956W)

CA Dr. Rajendrakumar Jain

(Proprietor)

Membership No.039384

UDIN: 22039834 RDDR ON 4784

Date: 14th November 2022

Place: Mumbai



Statement of Un-audited Financial Results for the Period Ended 30th September 2022

Particulars	Half Year Ended			Amount in ₹ in lakhs
	Year Ended			
	30-Sep-2022	31-Mar-2022	30-Sep-2021	31-Mar-2022
	(Un-audited)	(Un-audited)	(Un-audited)	(Audited)
I Revenue from Operations	-	-	-	-
II Other Income	1,502.04	755.18	11.70	766.87
III Total Revenue (I+II)	1,502.04	755.18	11.70	766.87
IV Expenses	-	-	-	-
(a) Employee Benefit Expense	39.96	28.96	38.96	67.92
(b) Finance Cost	0.02	0.01	0.13	0.14
(c) Depreciation and Amortisation Expense	-	-	-	-
(d) Other Expenses	168.82	637.71	7.83	645.54
Total Expenses	208.80	666.68	46.92	713.60
V Profit / (loss) before exceptional and extra ordinary items and tax (III-IV)	1,293.24	88.50	(35.23)	53.27
VI Exceptional items	-	-	-	-
VII Profit / (loss) before extraordinary items and tax (V-VI)	1,293.24	88.50	(35.23)	53.27
VIII Extraordinary items	-	-	-	-
IX Profit / (loss) before tax (VII-VIII)	1,293.24	88.50	(35.23)	53.27
X Tax Expenses	-	-	-	-
- Current tax	300.00	-	-	1.07
- Deferred tax charge/ (credit)	-	(1.07)	-	-
- MAT expenses / (credit)	-	-	-	(1.07)
- Tax for earlier years	-	-	-	(2.52)
XI Profit/(Loss) for the period from continuing operations (IX-X)	993.24	89.57	(35.23)	55.79
XII Profit/(Loss) from discontinuing operations	-	-	-	-
XIII Tax Expenses of discontinuing operations	-	-	-	-
XIV Profit/(Loss) from discontinuing operations (after tax) (XII - XIII)	-	-	-	-
XV Profit/(Loss) for the period (XI + XIV)	993.24	89.57	(35.23)	55.79
XVI Earnings per Equity Share of Rs. 10/- each	-	-	-	-
(a) Basic	23.88	2.15	(0.85)	1.34
(b) Diluted	23.88	2.15	(0.85)	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

Dev Thakkar
Managing Director
DIN: 07698270
Place: Mumbai
Date: 14th November 2022



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

Particulars	As at 30-Sep-22 (Un-audited)	As at 31-Mar-22 (Audited)
A EQUITY AND LIABILITIES		
1 Shareholders' funds		
(a) Share capital	416.00	416.00
(b) Reserves and surplus	3,994.33	3,001.09
Sub-total - Shareholders' funds	4,410.33	3,417.09
2 Non-current liabilities		
(a) Long-term borrowings	51.53	51.52
(b) Deferred tax liabilities (net)	-	-
(c) Other long-term liabilities	2,100.00	2,100.00
(d) Long-term provisions	-	-
Sub-total - Non-current liabilities	2,151.53	2,151.52
3 Current liabilities		
(a) Short-term borrowings	-	-
(b) Trade payables	-	-
MSME	-	-
Others	1.17	3.37
(c) Other current liabilities	589.98	623.64
(d) Short-term provisions	71.50	-
Sub-total - Current liabilities	662.65	627.01
TOTAL - EQUITY AND LIABILITIES	7,224.51	6,195.63
B ASSETS		
1 Non-current assets		
(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	3,109.28	2,051.45
(e) Other non-current assets	-	-
Sub-Total- Non-Current assets	6,373.70	5,315.87
2 Current Assets		
(a) Current investments	-	-
(b) Inventories	-	-
(c) Trade receivables	-	-
(d) Cash and cash equivalents	739.11	766.66
(e) Short-term loans and advances	100.00	100.00
(f) Other current assets	11.70	13.10
Sub-total - Current assets	850.81	879.76
TOTAL - ASSETS	7,224.51	6,195.63

For Manas Properties Limited

Dev Thakkar
Managing Director
DIN: 07698270
Place: Mumbai
Date: 14th November 2022



Statement of Cash Flow for the Half Year ended 30 September 2022

Amount in ₹ in lakhs unless otherwise stated

Particulars	Half Year Ended 30-Sep-22 Unaudited	Half Year Ended 30-Sep-21 Unaudited
A. CASH FLOW FROM OPERATING ACTIVITIES		
Net profit before tax	1,293.24	(35.23)
Adjustments for		
Finance Costs	0.02	0.13
Operating profit before working capital adjustments	1,293.26	(35.09)
Adjustments for		
(Increase)/decrease in Trade receivables	-	-
Increase/(Decrease) in Trade Payables	(2.20)	0.81
Increase/(Decrease) in Other Liabilities	(33.66)	3.37
Increase/(Decrease) in Other Current Assets	1.40	(16.10)
Cash generated from operations	1,258.80	(47.02)
Direct taxes received / (paid)	(150.00)	45.32
Net cash generated from operating activities (A)	1,108.80	(1.69)
B. CASH FLOW FROM INVESTING ACTIVITIES		
(Increase)/Decrease in Short Term Loans & Advances (net)	-	35.01
(Increase)/Decrease in Long Term Loans & Advances (net)	(1,136.33)	-
Net cash generated from/(used in) investing activities (B)	(1,136.33)	35.01
C. CASH FLOW FROM FINANCING ACTIVITIES		
Net Repayment of Long Term Borrowings (net)	(0.00)	0.00
Finance Cost	(0.02)	(0.13)
Net cash generated from/(used in) financing activities (C)	(0.02)	(0.13)
Net increase/(decrease) in cash and cash equivalents (A+B+C)	(27.55)	33.19
Cash and cash equivalents at the beginning of the year	766.66	(30.02)
Cash and cash equivalents at the end of the year	739.11	3.17
Cash and cash equivalents at the end of the year comprise of:		
In Current Accounts	735.51	0.17
In Fixed Deposits	3.60	3.00
Cash-in-Hand	-	0.00
	739.11	3.17

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: 14th November 2022

