



CIN : U70100MH2004PTC149362

Date: 09th November, 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 9th November, 2023.

Dear Sir,

This is to inform you that the Board of Directors of Manas Properties Limited in their meeting held today i.e. 9th November, 2023 at 3:00 P.M. and concluded at 6:45 P.M. approved following:-

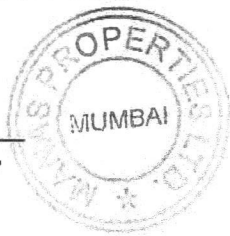
1. Approved IND-AS compliant standalone Un-audited Financial Results along with Limited Review Report for the quarter ended 30th September, 2023 pursuant to Regulation 33 of Listing Obligation and Disclosure Requirement, 2015.
2. Approved IND-AS compliant Standalone statement of Assets and Liabilities for the half year ended 30th September, 2023.
3. Approved Cash Flow Statement for the half year ended 30th September, 2023.

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

Thanking you,

For Manas properties Limited

Dev Vijay Thakkar
Director
07698270





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Mumbai 400 051

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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 2023 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 2023 ("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 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.

Place: Mumbai

Statement of Un-audited Financial Results for the Half Year Ended 30th September 2023

Particulars	Half Year Ended			Year Ended
	30-Sep-23 (Un-audited)	31-Mar-23 (Un-audited)	30-Sep-22 (Un-audited)	31-Mar-23 (Audited)
I Revenue from Operations				
II Other Income	1,554.59	2,012.06	1,502.04	3,514.10
III Total Revenue (I+II)	1,554.59	2,012.06	1,502.04	3,514.10
IV Expenses				
(a) Employee Benefit Expense	39.98	39.96	39.96	79.92
(b) Finance Cost	0.01	0.02	0.02	0.04
(c) Depreciation and Amortisation Expense	-	-	-	-
(d) Other Expenses	175.32	171.57	168.82	340.39
Total Expenses	215.31	211.56	208.80	420.36
V Profit / (loss) before exceptional and extra ordinary items and tax (III-IV)	1,339.28	1,800.50	1,293.24	3,093.74
VI Exceptional items	-	-	-	-
VII Profit / (loss) before extraordinary items and tax (V-VI)	1,339.28	1,800.50	1,293.24	3,093.74
VIII Extraordinary items	-	-	-	-
IX Profit / (loss) before tax (VII-VIII)	1,339.28	1,800.50	1,293.24	3,093.74
X Tax Expenses				
- Current tax	260.00	291.81	300.00	591.81
- Deferred tax charge/ (credit)	-	-	-	-
- MAT expenses / (credit)	-	-	-	-
- Tax for earlier years	-	-	-	-
XI Profit/(Loss) for the period from continuing operations (IX-X)	1,079.28	1,508.69	993.24	2,501.93
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)	1,079.28	1,508.69	993.24	2,501.93
XVI Earnings per Equity Share of Rs. 10/- each				
(a) Basic	25.94	36.27	23.88	60.14
(b) Diluted	25.94	36.27	23.88	60.14

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, 2023 have been reviewed and recommended by the Audit Committee and approved by the Board of Directors at its meeting held on 07th November 2023. The Statutory Auditors have carried out a limited review for the half year ended September 30, 2023.

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 THAKAAR
MANAGING DIRECTOR

DIN: 07698270

PLACE: MUMBAI

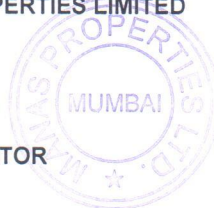
Date: 09th November 2023

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

Particulars	As at 30-Sep-23 (Un-audited)	As at 31-Mar-23 (Audited)
A EQUITY AND LIABILITIES		
1 Shareholders' funds		
(a) Share capital	416.00	416.00
(b) Reserves and surplus	6,579.79	5,500.51
Sub-total - Shareholders' funds	6,995.79	5,916.51
2 Non-current liabilities		
(a) Long-term borrowings	10.53	51.53
(b) Deferred tax liabilities (net)	-	-
(c) Other long-term liabilities	2,105.00	2,105.00
(d) Long-term provisions	-	-
Sub-total - Non-current liabilities	2,115.53	2,156.53
3 Current liabilities		
(a) Short-term borrowings	-	-
(b) Trade payables		
MSME	-	-
Others	4.36	1.76
(c) Other current liabilities	591.34	618.74
(d) Short-term provisions	260.60	0.60
Sub-total - Current liabilities	856.30	621.10
TOTAL - EQUITY AND LIABILITIES	9,967.62	8,694.14
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	2,969.65	2,772.73
(e) Other non-current assets	-	-
Sub-Total- Non-Current assets	6,234.07	6,037.15
2 Current Assets		
(a) Current investments	-	-
(b) Inventories	-	-
(c) Trade receivables	-	-
(d) Cash and cash equivalents	3,716.71	2,535.25
(e) Short-term loans and advances	-	100.00
(f) Other current assets	16.84	21.74
Sub-total - Current assets	3,733.55	2,656.98
TOTAL - ASSETS	9,967.62	8,694.14

FOR MANAS PROPERTIES LIMITED


DEV THAKAAR
MANAGING DIRECTOR
DIN: 07698270
PLACE: MUMBAI
Date: 09th November 2023



Statement of Cash Flow for the Year ended 30 September 2023
Amount in ₹ in lakhs unless otherwise stated

Particulars	30-Sep-23 (un-audited)	30-Sep-22 (un-audited)
A. CASH FLOW FROM OPERATING ACTIVITIES		
Net profit before tax	1,339.28	1,293.24
Adjustments for		
Depreciation	-	-
Interest on Fixed Deposits	(54.51)	-
Finance Costs	0.01	0.02
Operating profit before working capital adjustments	1,284.78	1,293.26
Adjustments for		
(Increase)/decrease in Trade receivables	-	-
Increase/(Decrease) in Trade Payables	2.60	(2.20)
Increase/(Decrease) in Other Liabilities	(27.40)	(33.66)
Increase/(Decrease) in Other Current Assets	4.90	1.40
Cash generated from operations	1,264.89	1,258.80
Direct taxes received / (paid)	(197.03)	(150.00)
Net cash generated from operating activities (A)	1,067.85	1,108.80
B. CASH FLOW FROM INVESTING ACTIVITIES		
Interest on Bank Deposits	54.51	-
(Increase)/Decrease in Short Term Loans & Advances (net)	100.00	-
(Increase)/Decrease in Long Term Loans & Advances (net)	0.11	(1,136.33)
Net cash generated from/(used in) investing activities (B)	154.62	(1,136.33)
C. CASH FLOW FROM FINANCING ACTIVITIES		
Net Repayment of Long Term Borrowings (net)	(41.00)	-
Finance Cost	(0.01)	(0.02)
Net cash generated from/(used in) financing activities (C)	(41.01)	(0.02)
Net increase/(decrease) in cash and cash equivalents (A+B+C)	1,181.46	(27.55)
Cash and cash equivalents at the beginning of the year	2,535.25	766.66
Cash and cash equivalents at the end of the year	3,716.71	739.11
Cash and cash equivalents at the end of the year comprise of:		
In Current Accounts	(25.59)	735.51
In Fixed Deposits	3,742.31	3.60
Cash-in-Hand	-	-
	3,716.71	739.11
	0.00	-
Notes:-		
1. 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.		
2. Corresponding figures of previous year have been regrouped wherever considered necessary to conform current period classifications.		

FOR MANAS PROPERTIES LIMITED

DEV THAKAAR
MANAGING DIRECTOR
DIN: 07698270
PLACE: MUMBAI
Date: 09th November 2023

Kamlesh Thakkar
Chief Financial Officer
PLACE: MUMBAI
Date: 09th November 2023