

# Arunis Abode Limited

CIN : L70100GJ1994PLC021759



Regd. Office : Desai House, S.No. 2523, Coastal highway, Umersadi, Killa Pardi, Dist. Valsad - 396125, Gujarat. Mob.: +91 70456 77788 Website: www.arunis.co

Corp. Office : 501, Flyedge - FP No 765, TPS 111, JN Off SV Road and Kora Kendra Road, Borivali (W) Mumbai- 400092. Mob.: +91 9167869000 Email : corporate@arunis.co

To,  
BSE Limited  
Phiroze Jeejeebhoy Towers,  
Dalal Street, Mumbai-400001.  
**Scrip Code: 526935**

**Dear Sir/Madam,**

**Sub: Outcome of the Board Meeting held today i.e., 02<sup>nd</sup> February 2024**

Pursuant to the provisions of Regulations 30 and 33 read with Schedule III of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), we wish to inform you that the Board of Directors of the Company at its meeting held today i.e., Friday, 02<sup>nd</sup> February 2024 inter-alia, considered and approved the Unaudited Standalone and Consolidated Financial Results of the Company for the quarter and nine months ended 31<sup>st</sup> December 2023.

Pursuant to the provisions of Regulation 33 of the Listing Regulations, a copy of the Un-audited Standalone and Consolidated Financial Results of the Company for the quarter and nine months ended 31<sup>st</sup> December 2023 along with the Limited Review Report on the said results received from the Statutory Auditors of the Company are enclosed for your records.

The meeting of the Board of Directors commenced at **01:30 P.M. and concluded at 02:00 P.M.** Kindly take the same on your record.

**FOR ARUNIS ABODE LIMITED**

**Garima Mandhania**  
Company Secretary & Compliance Officer  
M. No.: A62347

Date: 02-02-2024  
Place: Mumbai

## ARUNIS ABODE LIMITED

CIN: L70100GJ1994PLC021759

Regd. Office: Desai House, Survey No. 2523, Coastal Highway, Umersadi, Killa Pardi, Valsad- 396125, Gujarat, India.  
Corp Office: 501, Flyedge -FP No 765, TPS 111, JN Off S V Road and Kora Kendra Road, Borivali (W), Mumbai-400060, Maharashtra, India.  
Mobile No.: +91-70456 77788; +91-91678 69000; Email: corporate@arunis.co; Website: www.arunis.co

## Statement of Standalone Financial Results for the quarter and nine months ended 31.12.2023

(₹ in Lakh) Except EPS

Sr. No.	Particulars	Quarter ended			Nine Months ended		Year ended
		31.12.2023	30.09.2023	31.12.2022	31.12.2023	31.12.2022	31.03.2023
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
			(refer Note 4)				
1	Revenue from Operations	44.46	43.49	134.35	95.22	233.58	344.20
2	Other Income	9.21	8.66	4.56	26.54	14.57	25.16
3	<b>Total Income (1+2)</b>	<b>53.67</b>	<b>52.15</b>	<b>138.91</b>	<b>121.76</b>	<b>248.15</b>	<b>369.36</b>
4	<b>Expenses</b>						
	a) Employee Benefits Expense	8.96	5.74	8.65	20.40	34.41	39.93
	b) Finance Costs	8.86	8.91	9.15	26.60	19.72	29.45
	c) Depreciation	4.35	4.37	4.31	13.05	9.51	13.97
	d) Other Expenses	7.82	6.58	18.43	20.02	165.42	247.24
	<b>Total expenses</b>	<b>29.99</b>	<b>25.60</b>	<b>40.53</b>	<b>80.07</b>	<b>229.06</b>	<b>330.59</b>
5	<b>Profit / (loss) before exceptional items and tax (3-4)</b>	<b>23.68</b>	<b>26.55</b>	<b>98.38</b>	<b>41.69</b>	<b>19.09</b>	<b>38.77</b>
6	Exceptional items	-	-	-	-	-	-
7	<b>Profit / (Loss) before tax (5-6)</b>	<b>23.68</b>	<b>26.55</b>	<b>98.38</b>	<b>41.69</b>	<b>19.09</b>	<b>38.77</b>
8	<b>Tax Expense</b>						
	a) Current tax	6.14	5.01	4.96	11.15	4.96	10.11
	b) Taxation relating to earlier years	-	-	(1.23)	-	(1.23)	(1.23)
	c) Deferred tax	(0.32)	2.47	0.20	(0.96)	1.57	11.99
	<b>Total Tax</b>	<b>5.82</b>	<b>7.48</b>	<b>3.93</b>	<b>10.19</b>	<b>5.30</b>	<b>20.87</b>
9	<b>Net Profit / (Loss) for the period (7-8)</b>	<b>17.86</b>	<b>19.07</b>	<b>94.45</b>	<b>31.50</b>	<b>13.79</b>	<b>17.90</b>
10	<b>Other Comprehensive Income</b>						
	a) i. Items that will not be reclassified to profit or loss	-	-	-	-	-	-
	ii. Income tax relating to above items	-	-	-	-	-	-
	b) i. Items that will be reclassified to profit or loss	-	-	-	-	-	-
	ii. Income tax relating to above items	-	-	-	-	-	-
	<b>Total Other Comprehensive Income (Net of Taxes)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
11	<b>Total Comprehensive Income for the period (9+10)</b>	<b>17.86</b>	<b>19.07</b>	<b>94.45</b>	<b>31.50</b>	<b>13.79</b>	<b>17.90</b>
12	Paid-up equity share capital (Face Value of ₹ 10/- each)	300.00	300.00	300.00	300.00	300.00	300.00
13	<b>Earnings per equity share (In INR)</b>						
	(i) Basic earnings per share (₹)	0.60	0.64	3.15	1.05	0.46	0.60
	(ii) Diluted earnings per share (₹)	0.60	0.64	3.15	1.05	0.46	0.60

## Notes:

1. The above results were reviewed by the Audit Committee and approved by the Board of Directors of the Company in their respective meetings held on 02.02.2024 and Limited Review of the same has been carried out by the Statutory Auditors of the Company.

2. These Financial Results have been prepared in compliance with Ind AS as notified by the Ministry of Corporate Affairs and prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder.

3. The Company is actively engaged in consultancy of real-estate projects. Revenue has commenced to flow during the current quarter. Revenue from real-estate consultancy has decreased in current quarter and nine months compared to corresponding period of previous year due to the prevailing competitive market. As a prudent strategic initiative, Management has started adopting various strategies to overcome the competition and stand out in the competitive real estate market.

4. Due to stock market volatility, the amount of gain/loss from trading in shares and mutual funds has been volatile.

During the current quarter the Company has earned gain of ₹ 28.94 lakhs compared to ₹ 32.57 lakhs in the preceding quarter which is grouped in 'Revenue from Operations'. In preceding quarter, the said gain was grouped in "Other expenses" to maintain consistency in reporting during that period. Accordingly, "Revenue from operations" and "Other Expense" for quarter ended 30-Sep-23 as per this Results stand at ₹ 43.49 lakhs and ₹ 6.58 lakhs respectively compared to the same reported at ₹ 10.92 lakhs and ₹ (25.99) lakhs respectively in Results for Quarter and Half year ended on 30-Sep-23 published on 6-Nov-2023. So to that extent there are changes in reported figures in earlier quarters.

During current nine months the Company earned profit of ₹ 24.71 lakhs which is grouped in 'Revenue from Operations' compared to loss of ₹ 133.32 lakhs in the corresponding nine months in previous year which is grouped in "Other expenses".

5. During the previous year from 11.11.2022, Ms. Heena Gupta has been appointed as Chief Financial Officer of the Company and Mr. Denis Desai has left the Company. Accordingly, employee benefits expense has decreased in nine months ended in Dec-23 compared to corresponding period of last year.

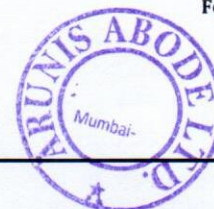
Further, monthly salary of the Managing Director has increased in w.e.f. 1-Oct-23 from ₹ 1 lakh per month to ₹ 2 lakhs per month and therefore employee benefits expense has increased in current quarter compared to preceding quarter.

6. The Company started new business activities in the field of 'Real Estate', and accordingly name of the Company was changed from M. B. Parikh Finstocks Limited to Arunis Abode Limited w.e.f. 09.11.2020. The details as required under Regulation 33(1)(e) read with Schedule IV of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 are given here-in-below:

Particulars	Quarter ended			Nine months ended		Year ended
	31.12.2023	30.09.2023	31.12.2022	31.12.2023	31.12.2022	31.03.2023
a. Net Sales / Income from new business activity	20.00	-	97.00	20.00	177.00	301.00
b. Expenditure towards new business activity	7.20	4.20	4.20	15.60	16.95	21.15
c. Net profit / (Loss) after tax from new business activity	9.47	(3.11)	68.67	3.26	118.44	207.09

7. Previous periods figures are re-arranged / re-grouped wherever considered necessary to confirm to the presentation of current period.

For Arunis Abode Limited



Dhara Desai  
Managing Director  
DIN: 02926512

Place : Mumbai  
Date: 02.02.2024

# A YADAV & ASSOCIATES LLP

## CHARTERED ACCOUNTANTS



Registered Office : Office No. 202, Iscon Atria - I, Iscon Heights, Opp. GEB Training Center, Gotri Road, Baroda - 390 021, India.

### Independent Auditors' Limited Review Report on Unaudited Standalone Financial Results of Arunis Abode Limited for the quarter ended 31-Dec-2023 Pursuant to the Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

To the Board of Directors of Arunis Abode Limited  
(formerly known as M. B. Parikh Finstocks Limited)

1. We have reviewed the accompanying Unaudited Standalone Financial Results of **Arunis Abode Limited** ("the Company"), for the quarter ended 31-Dec-2023 ("the Statement") attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing 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 the Indian Accounting Standard 34 "Interim Financial Reporting", prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India. 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 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. 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 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 the aforesaid Indian Accounting Standards and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

Cont..2



■ **Ahmedabad**  
502, Shagun Complex, Opp. Fair Deal House,  
Near Swastik Char Rasta, CG Road,  
Ahmedabad - 390 007.

■ **Surat**  
408, 4th Floor, Ratna Sagar Apartment,  
Nr. Varachha Police Station, Mini Bazar,  
Varachha Road, Surat - 395 006.

■ **Mumbai**  
501 & 502, 5th Floor, Umerji House,  
Above Bank of Baroda, Tolly Gully,  
Andheri East, Mumbai - 400 069

■ **Delhi**  
A-2, Fourth Floor, Shree Ram Palace,

■ **Chennai**  
E-3.99/37, Sharan SS Javam Apartments


■ **Rajkot**  
406, Sadhana Downtown, Opp. Gandhi Museum



//2//

For : **A Yadav & Associates LLP**  
Chartered Accountants  
FRN: 129725W/W100686



  
**CA Arvind K. Yadav**, Partner  
Membership No: 047422,

Place: Vadodara

Date: 02/02/2024

UDIN: 24047422BKBLIV7821

## ARUNIS ABODE LIMITED

CIN: L70100GJ1994PLC021759

Regd. Office: Desai House, Survey No. 2523, Coastal Highway, Umersadi, Killa Pardi, Valsad- 396125, Gujarat, India.  
 Corp Office: 501, Flyedge -FP No 765, TPS 111, JN Off S V Road and Kora Kendra Road, Borivali (W), Mumbai-400060, Maharashtra, India.  
 Mobile No.: +91-70456 77788; +91-91678 69000; Email: corporate@arunis.co; Website: www.arunis.co

## Statement of Consolidated Financial Results for the quarter and nine months ended 31.12.2023

(₹ in Lakh) Except EPS

Sr. No.	Particulars	Quarter ended			Nine Months ended		Year ended
		31.12.2023	30.09.2023	31.12.2022	31.12.2023	31.12.2022	31.03.2023
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
		(refer Note 4)					
1	Revenue from Operations	44.46	43.49	134.35	95.22	233.58	344.20
2	Other Income	9.21	8.66	4.56	26.54	15.53	25.77
3	<b>Total Income (1+2)</b>	<b>53.68</b>	<b>52.15</b>	<b>138.91</b>	<b>121.77</b>	<b>249.11</b>	<b>369.97</b>
4	<b>Expenses</b>						
	a) Employee Benefits Expense	8.96	5.75	8.65	20.41	34.41	39.92
	b) Finance Costs	8.86	8.91	9.15	26.60	19.76	29.49
	c) Depreciation	4.35	4.36	4.31	13.05	9.51	13.97
	d) Other Expenses	8.25	6.88	18.47	20.97	165.92	247.99
	<b>Total expenses</b>	<b>30.41</b>	<b>25.90</b>	<b>40.58</b>	<b>81.02</b>	<b>229.60</b>	<b>331.37</b>
5	<b>Profit before exceptional items and tax (3-4)</b>	<b>23.26</b>	<b>26.25</b>	<b>98.33</b>	<b>40.74</b>	<b>19.51</b>	<b>38.60</b>
6	Exceptional items	-	-	-	-	-	-
7	<b>Profit / (Loss) before tax (5-6)</b>	<b>23.26</b>	<b>26.25</b>	<b>98.33</b>	<b>40.74</b>	<b>19.51</b>	<b>38.60</b>
8	<b>Tax Expense</b>						
	a) Current tax	6.14	5.01	4.96	11.15	4.96	10.11
	b) Taxation relating to earlier years	-	-	(1.23)	-	(1.23)	(1.23)
	c) Deferred tax	(0.44)	2.45	0.20	(1.21)	1.57	11.83
	<b>Total Tax</b>	<b>5.71</b>	<b>7.46</b>	<b>3.93</b>	<b>9.95</b>	<b>5.30</b>	<b>20.71</b>
9	<b>Net Profit from continuing operations (7-8)</b>	<b>17.55</b>	<b>18.80</b>	<b>94.40</b>	<b>30.79</b>	<b>14.21</b>	<b>17.89</b>
10	Share of profit/(loss) of associate	-	-	(4.99)	(6.18)	(7.21)	(0.66)
11	<b>Net profit for the period (9-10)</b>	<b>17.55</b>	<b>18.80</b>	<b>89.42</b>	<b>24.62</b>	<b>7.01</b>	<b>17.23</b>
12	<b>Other Comprehensive Income</b>						
	a) i. Items that will not be reclassified to profit or loss	-	-	-	-	-	-
	ii. Income tax relating to above items	-	-	-	-	-	-
	b) i. Items that will be reclassified to profit or loss	-	-	-	-	-	-
	ii. Income tax relating to above items	-	-	-	-	-	-
	<b>Total Other Comprehensive Income (Net of Taxes)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
13	<b>Total Comprehensive Income for the period (11+12)</b>	<b>17.55</b>	<b>18.80</b>	<b>89.42</b>	<b>24.62</b>	<b>7.01</b>	<b>17.23</b>
14	Paid-up equity share capital (Face Value of ₹ 10/- each)	300.00	300.00	300.00	300.00	300.00	300.00
15	<b>Earnings per equity share</b>						
	(i) Basic earnings per share (₹)	0.59	0.63	2.98	0.82	0.23	0.57
	(ii) Diluted earnings per share (₹)	0.59	0.63	2.98	0.82	0.23	0.57

## Notes:

- The above results were reviewed by the Audit Committee and approved by the Board of Directors of the Company in their respective meetings held on 02.02.2024 and Limited Review of the same has been carried out by the Statutory Auditors of the Company.
- These Financial Results have been prepared in compliance with Ind AS as notified by the Ministry of Corporate Affairs and prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder.
- The Holding Company is actively engaged in consultancy of real-estate projects. Revenue has commenced to flow during the current quarter. Revenue from real-estate consultancy has decreased in current quarter and nine months compared to corresponding periods of previous year due to the prevailing competitive market. As a prudent strategic initiative, Management has started adopting various strategies to overcome the competition and stand out in the competitive real estate market.
- Due to stock market volatility, the amount of gain/loss from trading in shares and mutual funds has been volatile. During the current quarter the Holding Company has earned gain of ₹ 28.94 lakhs compared to ₹ 32.57 lakhs in the preceding quarter which is grouped in 'Revenue from operations'. In preceding quarter, the said gain was grouped in 'Other expenses' to maintain consistency in reporting during that period. Accordingly, "Revenue from operations" and "Other Expense" for quarter ended 30-Sep-23 as per this Results stand at ₹ 43.49 lakhs and ₹ 6.88 lakhs respectively compared to the same reported at ₹ 10.92 lakhs and ₹ (25.69) lakhs respectively in Results for Quarter and Half year ended on 30-Sep-23 published on 6-Nov-2023. So to that extent there are changes in reported figures in earlier quarters.
- During current nine months the Holding Company earned profit of ₹ 24.71 lakhs which is grouped in 'Revenue from Operations' compared to loss of ₹ 133.32 lakhs in the corresponding nine months in previous year which is grouped in "Other expenses".
- During the previous year from 11.11.2022, Ms. Heena Gupta has been appointed as Chief Financial Officer of the Holding Company and Mr. Denis Desai has left the Company. Accordingly, employee benefits expense has decreased in nine months ended in Dec-23 compared to corresponding period of last year. Further, monthly salary of the Managing Director has increased in w.e.f. 1-Oct-23 from ₹ 1 lakh per month to ₹ 2 lakhs per month and therefore employee benefits expense has increased in current quarter compared to preceding quarter.
- Previous periods figures are re-arranged / re-grouped wherever considered necessary to confirm to the presentation of current period.

For Arunis Abode Limited



*Dhara Desai*  
 Dhara Desai  
 Managing Director  
 DIN: 02926512

Place : Mumbai  
 Date: 02.02.2024



### Independent Auditors' Limited Review Report on Unaudited Consolidated Financial Results of Arunis Abode Limited for the quarter ended 31-Dec-2023 Pursuant to the Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

#### To the Board of Directors of Arunis Abode Limited (formerly known as M. B. Parikh Finstocks Limited)

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of **Arunis Abode Limited** (the "Parent") and its subsidiary (the Parent and its subsidiaries together referred to as "the Group") and its share of the net loss after tax and total comprehensive loss of its associate for the quarter ended 31-Dec-2023 (the "Statement") attached herewith, being submitted by the Parent pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").
2. This Statement, which is the responsibility of the Parent's Management and approved by the Parent'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, and other accounting principles generally accepted in India and in compliance with Regulation 33 of Listing 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 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 (ICAI). A review of interim financial information consists of making inquiries, primarily of Parent'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 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. Accordingly, we do not express an audit opinion.

Cont..2



■ **Ahmedabad**

502, Shagun Complex, Opp. Fair Deal House,  
Near Swastik Char Rasta, CG Road,  
Ahmedabad - 390 007.

■ **Delhi**

A-2, Fourth Floor, Shree Ram Palace,

■ **Surat**

408, 4th Floor, Ratna Sagar Apartment,  
Nr. Varachha Police Station, Mini Bazar,  
Varachha Road, Surat - 395 006.

■ **Chennai**

F-3,99/37, Sharan SS Jayam Apartments,

■ **Mumbai**

501 & 502, 5th Floor, Umerji House,  
Above Bank of Baroda, Telly Gully,  
Andheri East, Mumbai - 400 069

■ **Rajkot**

406, Sadhana Downtown, Opp. Gandhi Museum



1/2/1

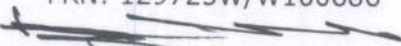
We also performed procedures in accordance with the Circular issued by the Securities and Exchange Board of India under Regulation 33(8) of the Listing Regulations, to the extent applicable.

4. Based on our review conducted and procedures performed 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 the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
5. The statement includes the Group's share of net loss after tax and total comprehensive loss of ₹ 0.32 lakhs and ₹ 0.70 lakhs respectively for the quarter and nine months ended on 31-Dec-2023, as considered in the Unaudited Financial Results in respect of subsidiary based on its interim financial results which have not been reviewed. The statement also includes the Group's share of net loss after tax and total comprehensive loss of NIL and ₹ 6.18 lakhs respectively for the quarter and nine months ended on 31-Dec-2023, as considered in the Unaudited Financial Results in respect of subsidiary based on its interim financial results which have not been reviewed.

According to the information and explanations given to us by the Management, these interim financial results are not material to the Group.

Our conclusion is not modified in respect of this matter.

For : **A Yadav & Associates LLP**  
Chartered Accountants  
FRN: 129725W/W100686

  
**CA Arvind K. Yadav**, Partner  
Membership No: 047422



Place: Vadodara,  
Date: 02/02/2024

UDIN: 24047422BKBLIW8219