



CIN : L70100MH2004PLC149362

Date: 14th November, 2019

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, 2019.

Dear Sir,

This is to inform you that the Fourth Meeting of the Board of Directors of Manas Properties Limited for the financial year 2019-2020 held at the registered office of the Company on Thursday, 14th November, 2019 at 3.00 P.M. and concluded at 05:30 P.M, approved the following:

1. Approved standalone Unaudited Financial Results for the Half year ended 30th September, 2019 pursuant to Regulation 33 of SEBI (Listing Obligation and Disclosure Requirement) Regulations.
2. Standalone Statement of Assets and Liabilities for the half year ended 30th September, 2019.
3. To take on record the appointment of Mr. Paresh Jain, Independent Director of the Company for a further term of 5 [Five] years, subject to the approval of shareholders in the ensuing Annual General Meeting.

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

Thanking You,

Yours truly,

For Manas Properties Limited


Dev Thakkar
Managing Director
Compliance Officer





JMR & ASSOCIATES LLP

CHARTERED ACCOUNTANTS

Boman House, Office No. 4, 1st Floor, 2nd Homji Street, P. M. Road, Fort, Mumbai - 400 001
Tel : 91 22 66102224 / 25 / 26 • Fax : 91 22 66102226 • Email : info@jmrassociates.com • Website : www.jmrassociates.com

UDIN: 19114003AAAAIP8561

**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**

1. We have reviewed the accompanying statement of unaudited financial results of **Manas Properties Limited** (the "Company") for the half year ended 30th September 2019 and the Statement of Assets and Liabilities on that date together with the notes thereon (the "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.
2. This statement is the responsibility of the Company's Management and has been 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. 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.





JMR & ASSOCIATES LLP

CHARTERED ACCOUNTANTS

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 JMR & Associates LLP

CA. Nikesh Jain
(Partner)



Membership No. : 114003

Firm Registration No. : 106912W/W100300

UDIN: 19114003AAAAIP8561

Place: Mumbai

Date: 14 November 2019

Manas Properties Limited (Formerly known as Manas Properties Private Limited)

Statement of Financial Results for the Half Year Ended 30th September 2019

Particulars	Rs. INR			
	Half Year Ended Results		Year Ended Results	
	30-Sep-19 (Unaudited)	31-Mar-19 (Audited)	30-Sep-18 (Audited)	31-Mar-19 (Audited)
I Revenue from Operations	-	-	-	-
II Other Income	11,86,14,230	16,85,97,405	2,800	16,86,00,205
III Total Revenue (I+II)	11,86,14,230	16,85,97,405	2,800	16,86,00,205
Expenses				
(a) Cost of materials consumed	-	-	-	-
(b) Purchase of Stock-in-Trade	-	-	-	-
(c) Changes in inventories of finished goods work-in-progress and stock-in-trade	-	-	-	-
(d) Employee Benefit Expense	-	-	-	-
(e) Finance Cost	27,09,200	15,72,000	15,72,000	31,44,000
(f) Depreciation and Amortisation Expense	1,777	68,207	816	69,023
(g) Other Expenses	1,417	1,086	6,392	7,478
(h) Share Issue Expenses	1,67,71,440	3,25,78,058	6,13,786	3,31,91,844
(i) Property Tax	-	-	-	-
IV Total Expenses	1,94,83,834	3,42,19,351	21,92,994	3,64,12,345
V Profit / (loss) before exceptional and extra ordinary items and tax (III-IV)	9,91,30,396	13,43,78,054	(21,90,194)	13,21,87,860
VI Exceptional items	-	-	-	-
VII Profit / (loss) before extraordinary items and tax (V-VI)	9,91,30,396	13,43,78,054	(21,90,194)	13,21,87,860
VIII Extraordinary items	-	-	-	-
IX Profit / (loss) before tax (VII-VIII)	9,91,30,396	13,43,78,054	(21,90,194)	13,21,87,860
X Tax Expenses				
- Current Tax	2,13,61,410	2,76,32,570	-	2,76,32,570
- Deferred Tax	550	(524)	-	(524)
- MAT Credit	-	(44,92,375)	-	(44,92,375)
- Short / (Excess) Provision of earlier years	-	-	(9,239)	(9,239)
XI Profit/(Loss) for the period from continuing operations (IX-X)	7,77,68,436	11,12,38,383	(21,80,955)	10,90,57,428
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)	7,77,68,436	11,12,38,383	(21,80,955)	10,90,57,428
XVI Earnings per Equity Share of Rs. 10/- each				
(a) Basic	18.69	26.74	-0.52	26.22
(b) Diluted	18.69	26.74	-0.52	26.22

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/year ended 31st September, 2019 have been reviewed and recommended by the Audit Committee and approved by the Board of Directors at its meeting held on 14th November, 2019.

2 Company's business activity falls within a Single primary business segment i.e. Construction, Redevelopment and Leasing of Properties.

3 Figures for the half year ended 31 March 2019 are the balancing figures between audited figures in respect of full financial year and unaudited year to date figures upto first half year of the relevant financial year.

4 Figures of previous period/year have been regrouped/rearranged wherever considered necessary



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For and on behalf of the Board

Manas Properties Limited

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Dev Thakkar
Managing Director
DIN: 07698270



Place : Mumbai.

Date : 14th November, 2019

Manas Properties Limited (Formerly known as Manas Properties Private Limited)

Statement of Assets & Liabilities

(Currency: Indian Rupees)

Particulars	Note No.	As at 30th Sept 2019	As at 31st March 2019	As at 31st March 2018
EQUITY AND LIABILITIES				
Shareholders' Funds				
Share Capital	3	4,16,00,000	4,16,00,000	4,16,00,000
Reserves and Surplus	4	24,35,73,822	18,58,05,386	5,67,47,957
		<u>28,51,73,822</u>	<u>20,74,05,386</u>	<u>9,83,47,957</u>
Non-Current Liabilities				
Long Term Borrowings	5	55,12,539	92,77,765	87,39,558
Other Long Term Liabilities	6	21,00,00,000	21,00,00,000	21,00,00,000
		<u>21,55,12,539</u>	<u>21,92,77,765</u>	<u>21,67,39,558</u>
Current Liabilities				
Short Term Borrowings				
Trade Payables				1,00,000
i) Dues to MSME	7			
ii) Dues to Others		2,57,389	1,49,389	16,24,069
Other Current Liabilities	8	6,23,21,437	7,18,17,234	5,85,31,250
		<u>6,25,78,826</u>	<u>7,19,66,623</u>	<u>7,02,55,319</u>
		<u>56,32,65,186</u>	<u>49,85,49,774</u>	<u>38,53,42,835</u>
ASSETS				
Non-Current Assets				
Property, Plant and Equipments				
Tangible Assets	9	2,945	4,362	11,840
Non-Current Investments	10	32,64,39,151	32,64,39,151	32,64,39,151
Deferred Tax Asset (Net)		596	1,146	622
Long Term Loans and Advances	11	20,80,36,752	11,20,83,252	3,43,54,497
Other Non-Current Assets				
		<u>53,44,79,444</u>	<u>43,85,27,911</u>	<u>36,08,06,110</u>
Current Assets				
Trade Receivables	12	1,81,92,676	93,161	50,93,161
Cash and Bank Balances	13	3,87,959	2,99,62,661	5,206
Short Term Loans and Advances	14	1,02,05,106	3,00,66,041	1,94,38,359
		<u>2,87,85,742</u>	<u>6,01,21,863</u>	<u>2,45,36,725</u>
		<u>56,32,65,186</u>	<u>49,85,49,774</u>	<u>38,53,42,835</u>
Significant accounting policies	2			
Notes to the Financial Statements	3-32			

For and on behalf of the Board of the Directors



Tanay Thakkar
Director
DIN : 00284512

Dev Thakkar
Managing Director & CEO
DIN : 07698270

Kamlesh Thakkar
Chief Financial Officer

Mumbai, 14 November, 2019

Manas Properties Limited (Formerly known as Manas Properties Private Limited)

Cash Flow Statement for the half year ended 30 September 2019

(Currency: Indian Rupees)

Particulars	As at 30 Sept 2019	As at 30 Sept 2018
Cash flow from operating activities		
Profit / (Loss) before extraordinary items and tax	9,91,30,396	(21,90,194)
Adjustments for:		
Depreciation and Amortization Expenses	1,417	6,392
Dividend Received	-	(2,800)
Interest on Income Tax Refund	(17,140)	-
Interest on Fixed Deposits	-	-
Finance Costs	1,777	816
Operating profit before working capital changes	9,91,16,450	(21,85,786)
Adjustment for Working Capital Changes:		
(Increase)/Decrease in Trade Receivables	(1,80,99,515)	50,00,000
Increase/(Decrease) in Trade Payables	1,08,000	(1,15,020)
Increase/(Decrease) in Provision	-	-
Increase/(Decrease) in Other Liabilities	(94,95,799)	(1,09,643)
Cash Generated from Operating Activity	7,16,29,137	25,89,551
Income tax paid / TDS (Net of Refund)	(2,13,61,410)	-
Net cash from operating activities	(A) 5,02,67,727	25,89,551
Cash flow from Investing Activities		
Purchase of Tangible Fixed assets	-	-
Dividend received	-	2,800
Interest on Bank Deposits	-	-
(Increase)/Decrease in Other Non - Current Assets	-	-
(Increase)/Decrease in Short Term Loans & Advances	1,98,60,935	4,25,633
(Increase)/Decrease in Long Term Loans & Advances	(9,59,53,500)	(9,238)
Net Cash from investing activities	(B) (7,60,92,565)	4,19,195



Cash flow from Financing Activities

Interest on Fixed Deposits

Short Term Borrowings

Net Repayment of Long Term Borrowings

Finance Cost

Interest on Income Tax Refund

Net Cash from Financing activities

(C)

(37,65,226)

15,23,714

(1,777)

(816)

17,140

(37,49,863)

15,22,898

Net increase in cash and cash equivalents

(A+B+C)

(2,95,74,701)

45,31,644

Cash and cash equivalents at the beginning of year

2,99,62,661

(45,30,806)

Cash and cash equivalents at the end of year

3,87,959

839

Cash and cash equivalents

Balance with Banks

In Current Accounts

In Fixed Deposits

83,039

(4,167)

3,00,315

Cash-in-Hand

4,606

5,006

3,87,959

839

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 necessary

