



CIN : U70100MH2004PLC149381

Date: 23rd May, 2017

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 23rd May, 2017.

Dear Sir,

This is to inform you that the First Meeting of the Board of Directors of Manas Properties Limited for the financial year 2018-2019 held at the registered office of the Company on Wednesday, 23rd May 2018 at 4.00 P.M and concluded at 5.00 P.M., approved the following: -

1. Approved standalone Audited Financial Results for the year ended 31st March, 2018 pursuant to Regulation 33 of SEBI (Listing Obligation and Disclosure Requirement) Regulations.
2. Standalone Statement of Assets and Liabilities for the half year ended 31st March, 2018.

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

Thanking You,

Yours truly,

For Manas Properties Limited

Leesa Parekh
Company Secretary
Compliance Officer





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

To,
The Board of Directors
Manas Properties Limited

We have audited the accompanying financial results ("the Statement") of **Manas Properties Limited** for the year ended 31st March, 2018 attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, as amended by SEBI Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016.

These annual financial results, which is the responsibility of the Company's management and approved by the Board of Directors, has been prepared in accordance with Accounting Standards prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued there under and other accounting principles generally accepted in India. Our responsibility is to express an opinion on the Statement based on our audit of such financial statements.

We conducted our audit in accordance with the auditing standards generally accepted in India. Those standards require that we comply with ethical requirement and plan and perform the audit to obtain reasonable assurance about whether the statement is free of material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation and fair presentation of the financial statements 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 the Company's internal financial controls. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by the Company's management, as well as evaluating the overall presentation of the financial statement.

We believe that our audit evidence obtained by us is sufficient and appropriate to provide a basis for our audit opinion.

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

- (i) is presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 and Circular No. CIR/CFD/FAC/62/2016 dated 5th July, 2016; and
- (ii) give a true and fair view of the net profit and other financial information in conformity with the accounting principles generally accepted in India for the year ended 31st March, 2018.





JMR & ASSOCIATES

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

Attention is drawn to the fact that the figures for the half year ended March 31, 2018 and the Corresponding half year ended in the previous year as reported in these annual financial results are the balancing figures between audited figures in respect of the full financial years and year to date figures up to the end of the first half year ended of the relevant financial years.

For JMR & Associates

Chartered Accountants

Firm Registration No. : 106912W

Nikesh Jain
(Partner)

Membership No. : 114003



Place: Mumbai

Date: 23rd May, 2018



CIN : U70100MH2004PLC149362

Statement of Financial Results for the Half Year Ended 31st March 2018

Particulars	Rs. INR				
	Half Year Ended Results			Year Ended Results	Year Ended Results
	31-Mar-18	30-Sep-17	31-Mar-17	31-Mar-18	31-Mar-17
	(Audited)	(Unaudited)	(Audited)	(Audited)	(Audited)
I Revenue from Operations	100,000	600,000	19,060,705	700,000	19,060,705
II Other Income	53,849	5,522,717	622,807	5,576,566	1,389,944
III Total Revenue (I+II)	153,849	6,122,717	19,683,512	6,276,566	20,450,649
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	1,587,000	1,662,000	4,020,000	3,249,000	4,020,000
(e) Finance Cost	298	56,635	114,528	56,933	114,778
(f) Depreciation and Amortisation Expense	8,667	8,724	21,953	17,391	29,669
(g) Other Expenses	1,227,970	430,756	1,248,523	2,926,226	1,392,914
(h) Share Issue Expenses	-	1,267,500	1,423,129	-	1,423,129
(i) Property Tax	-	-	3,022,717	-	3,022,717
IV Total Expenses	2,823,935	3,425,614	9,850,850	6,249,550	10,003,207
V Profit / (loss) before exceptional and extra ordinary items and tax (III-IV)	(2,670,086)	2,697,103	9,832,662	27,016	10,447,442
VI Exceptional items	-	-	-	-	-
VII Profit / (loss) before extraordinary items and tax (V-VI)	(2,670,086)	2,697,103	9,832,662	27,016	10,447,442
VIII Extraordinary items	-	-	-	-	-
IX Profit / (loss) before tax (VII-VIII)	(2,670,086)	2,697,103	9,832,662	27,016	10,447,442
X Tax Expenses					
- Current Tax	(687,670)	730,000	3,674,771	42,330	3,873,340
- Deferred Tax	(1,656)	(426)	1,460	(2,082)	1,460
- Short / (Excess) Provision of earlier years	(50,027)	-	461,760	(50,027)	461,760
XI Profit/(Loss) for the period from continuing operations (IX-X)	(1,930,733)	1,967,529	5,694,671	36,795	6,110,882
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)	(1,930,733)	1,967,529	5,694,671	36,795	6,110,882
XVI Earnings per Equity Share of Rs. 10/- each					
(a) Basic	(0.46)	0.47	1.42	0.01	1.52
(b) Diluted	(0.46)	0.47	1.42	0.01	1.52

Notes :

- 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 March, 2018 have been reviewed and recommended by the Audit Committee and approved by the Board of Directors at its meeting held on 23rd May, 2018.
- The Company, consequent upon dispute with the party, has not recognised lease rental in absence of certainty of receipt. Further, the Company is exploring various options, including legal course, to recover the dues from the Party.
- The Company has a single primary business segment and there is no separate reportable segments in terms of Accounting Standard 17.
- Share Issue Expenses includes payments to Lead Merchant Banker, Statutory Auditors and other intermediaries.
- Figures for the half year ended 31 March 2018 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.
- The Company has utilised all the funds raised through IPO during the year
- Figures of previous period/year have been regrouped/rearranged wherever considered necessary.

For and on behalf of the Board
Manas Properties Limited

Dev Thakkar
Managing Director
DIN: 07698270

Place : Mumbai.
Date : 23rd May, 2018



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Statement of Assets & Liabilities as per Regulation 33 of SEBI (LODR) Regulations, 2015

Rs. In INR

Particulars	As at	As at
	31-03-18	31-03-17
	Audited	Audited
A EQUITY AND LIABILITIES		
1 Shareholders' funds		
(a) Share capital	41,600,000	41,600,000
(b) Reserves and surplus	56,747,957	56,711,163
(c) Money received against share warrants	-	-
Sub-total - Shareholders' funds	98,347,957	98,311,163
2 Non-current liabilities		
(a) Long-term borrowings	6,739,558	6,909,431
(b) Deferred tax liabilities (net)	-	1,460
(c) Other long-term liabilities	210,000,000	210,000,000
(d) Long-term provisions	-	-
Sub-total - Non-current liabilities	216,739,558	216,910,891
3 Current liabilities		
(a) Short-term borrowings	100,000	-
(b) Trade payables	1,624,069	407,225
(c) Other current liabilities	68,531,250	69,274,100
(d) Short-term provisions	-	-
Sub-total - Current liabilities	70,255,319	69,681,325
TOTAL - EQUITY AND LIABILITIES	385,342,835	384,903,379
B ASSETS		
1 Non-current assets		
(a) Fixed assets	11,840	29,231
(b) Non-current investments	326,439,151	326,439,151
(c) Deferred Tax Asset	622	-
(d) Long-term loans and advances	34,354,497	9,940,311
(e) Other non-current assets	-	-
Sub-Total- Non-Current assets	360,806,110	336,408,693
2 Current Assets		
(a) Current investments	-	-
(b) Inventories	-	-
(c) Trade receivables	5,093,161	93,161
(d) Cash and cash equivalents	5,206	29,044,372
(e) Short-term loans and advances	19,438,359	19,357,153
(f) Other current assets	-	-
Sub-total - Current assets	24,536,725	48,494,686
TOTAL - ASSETS	385,342,835	384,903,379

For Manas Properties Limited

Dev Thakkar
Managing Director
DIN: 07698270
Place: MUMBAI
Date: 23.05.2018





CIN : U70100MH2005PLC148881

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, Chief Financial Officer of Manas Properties Limited having its registered office at Dev Plaza, 10th Floor, S.V. Road, Opp. Andheri Fire Station, Andheri (West), Mumbai - 400058, hereby declare that JMR & Associates (FRN: 106912W), Statutory Auditors of the Company, have issued an Audit Report with Unmodified opinion on Audited Financial Results of the Company (Standalone) for the half year and year ended March 31, 2018.

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 May 27, 2016.

Kindly take this declaration on record.

Thanking you,

Sincerely Yours

For MANAS PROPERTIES LIMITED



DEV VIJAY THAKKAR
CHIEF FINANCIAL OFFICER

