



CIN : L70100MH2004PLC149362

**Date : 30<sup>th</sup> May, 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 30<sup>th</sup> May, 2019.**

Dear Sir,

This is to inform you that the Second 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, 30<sup>th</sup> May 2019 at 05.30 P.M and concluded at 06:15 pm approved the following: -

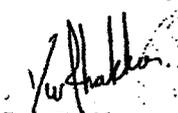
1. Approved standalone Audited Financial Results for the year ended 31<sup>st</sup> March, 2019 pursuant to Regulation 33 of SEBI (Listing Obligation and Disclosure Requirement) Regulations.
2. Standalone Statement of Assets and Liabilities for the half year ended 31<sup>st</sup> March, 2019.

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**





# 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

## 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** ("the Company") for the year ended 31<sup>st</sup> March, 2019 together with notes thereon ("the Statement"), 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:





# JMR & ASSOCIATES LLP

CHARTERED ACCOUNTANTS

- (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 5<sup>th</sup> July, 2016; and
- (ii) gives 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 31<sup>st</sup> March, 2019.

Attention is drawn to the fact that the figures for the half year ended March 31, 2019 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 LLP**

*Chartered Accountants*

Firm Registration No. : 106912W / W100300

**Nikesh Jain**

(Partner)

Membership No. : 114003



Place: Mumbai

Date: 30 May 2019



CIN: U70100MH2004PLC149362  
Statement of Financial Results for the Year Ended 31st March 2019

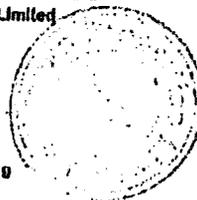
Particulars	Rs. INR				
	Half Year Ended Results			Year Ended Results	
	31-Mar-19 (Audited)	30-Sep-18 (Unaudited)	31-Mar-18 (Audited)	31-Mar-19 (Audited)	31-Mar-18 (Audited)
I Revenue from Operations	-	-	1,00,000	-	7,00,000
II Other Income	16,85,97,405	2,800	53,849	18,86,00,205	55,76,566
III Total Revenue (I+II)	16,85,97,405	2,800	1,53,849	18,86,00,205	62,76,566
<b>Expenses</b>					
(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	15,72,000	15,72,000	15,87,000	31,44,000	32,49,000
(e) Finance Cost	68,207	816	298	69,023	56,833
(f) Depreciation and Amortisation Expense	1,086	6,392	8,667	7,478	17,391
(g) Other Expenses	3,25,78,058	6,13,786	12,27,870	3,31,91,844	29,28,226
(h) Share Issue Expenses	-	-	-	-	-
(i) Property Tax	-	-	-	-	-
IV Total Expenses	3,42,18,351	21,92,994	28,23,935	3,64,12,345	62,49,550
V Profit / (loss) before exceptional and extra ordinary items and tax (III-IV)	13,43,78,054	(21,90,194)	(26,70,086)	13,21,87,860	27,016
VI Exceptional items	-	-	-	-	-
VII Profit / (loss) before extraordinary items and tax (V-VI)	13,43,78,054	(21,90,194)	(26,70,086)	13,21,87,860	27,016
VIII Extraordinary items	-	-	-	-	-
IX Profit / (loss) before tax (VII-VIII)	13,43,78,054	(21,90,194)	(26,70,086)	13,21,87,860	27,016
X Tax Expenses	-	-	-	-	-
- Current Tax	2,76,32,570	-	(6,87,670)	2,76,32,570	42,330
- Deferred Tax	(524)	-	(1,658)	(524)	(2,082)
- MAT Credit	(44,92,376)	-	-	(44,92,376)	-
- Short / (Excess) Provision of earlier years	-	(9,239)	(50,027)	(9,239)	(50,027)
XI Profit/(Loss) for the period from continuing operations (IX-X)	11,12,38,383	(21,80,955)	(19,30,733)	10,90,57,428	36,795
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)	11,12,38,383	(21,80,955)	(19,30,733)	10,90,57,428	36,795
XVI Earnings per Equity Share of Rs. 10/- each					
(a) Basic	26.74	(0.52)	(0.46)	26.22	0.01
(b) Diluted	26.74	(0.52)	(0.46)	26.22	0.01

**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, 2019 have been reviewed and recommended by the Audit Committee and approved by the Board of Directors at its meeting held on 30th May, 2019.
- Consequent upon, settlement of dispute with the party, the Company has started recognising rental income in Current Year.
- Company's business activity falls within a Single primary business segment i.e. Construction, Redevelopment and Leasing of Properties.
- 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.
- Figures of previous period/year have been regrouped/rearranged wherever considered necessary.

For and on behalf of the Board  
Manas Properties Limited

*Dev Thakkar*  
Dev Thakkar  
Managing Director  
DIN: 07698270  
Place : Mumbai  
Date : 30th May, 2019

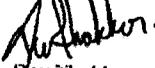


Statement of Assets & Liabilities as per Regulation 33 of SEBI (LODR) Regulations, 2015  
 (70100MH2004PLC149362)

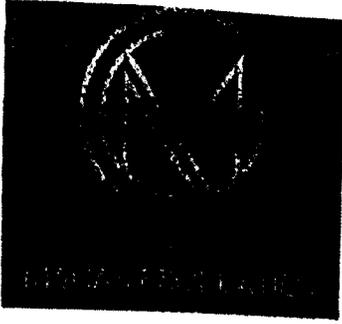
(Rs. In INR)

Particulars	As at	As at
	31-Mar-19	31-Mar-18
	Audited	Audited
<b>A EQUITY AND LIABILITIES</b>		
<b>1 Shareholders' funds</b>		
(a) Share capital	4,16,00,000	4,16,00,000
(b) Reserves and surplus	16,58,05,386	5,67,47,958
(c) Money received against share warrants		-
<b>Sub-total - Shareholders' funds</b>	<b>20,74,05,386</b>	<b>9,83,47,958</b>
<b>2 Non-current liabilities</b>		
(a) Long-term borrowings	92,77,765	67,39,558
(b) Deferred tax liabilities (net)	-	-
(c) Other long-term liabilities	21,00,00,000	21,00,00,000
(d) Long-term provisions		-
<b>Sub-total - Non-current liabilities</b>	<b>21,92,77,765</b>	<b>21,67,39,558</b>
<b>3 Current liabilities</b>		
(a) Short-term borrowings	-	-
(b) Trade payables		
MSME	-	-
Others	1,49,389	1,49,388
(c) Other current liabilities	7,18,17,234	7,01,05,932
(d) Short-term provisions	-	-
<b>Sub-total - Current liabilities</b>	<b>7,19,66,623</b>	<b>7,02,55,320</b>
<b>TOTAL - EQUITY AND LIABILITIES</b>	<b>49,86,49,774</b>	<b>38,53,42,836</b>
<b>B ASSETS</b>		
<b>1 Non-current assets</b>		
(a) Fixed assets	4,362	11,840
(b) Non-current investments	32,64,39,151	32,64,39,151
(c) Deferred Tax Asset	1,146	622
(d) Long-term loans and advances	11,20,83,252	3,43,54,497
(e) Other non-current assets		-
<b>Sub-Total- Non-Current assets</b>	<b>43,85,27,911</b>	<b>36,08,06,110</b>
<b>2 Current Assets</b>		
(a) Current investments		
(b) Inventories		
(c) Trade receivables	93,161	50,93,161
(d) Cash and cash equivalents	2,99,62,661	5,206
(e) Short-term loans and advances	3,00,66,041	1,94,38,359
(f) Other current assets		
<b>Sub-total - Current assets</b>	<b>6,01,21,863</b>	<b>2,46,38,726</b>
<b>TOTAL - ASSETS</b>	<b>49,86,49,774</b>	<b>38,53,42,836</b>

For Manas Properties Limited

  
 Dev Thakkar  
 Managing Director  
 DIN: 07698270  
 Place: Mumbai  
 Date: 30th May 2019





CIN : U70100MH2004PLC149362

**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, Managing Director of Manas Properties Limited having its registered office at Dev Plaza, 10<sup>th</sup> 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, 2019.

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  
MANAGING DIRECTOR**

