



CIN : U70100MH2004PTC149362

Date: 23rd May, 2025

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 23rd May, 2025.

Dear Sir,

In continuation to our submission on 20th May, 2025, regarding holding of the board meeting of Manas Properties (“**Company**”), and pursuant to Regulation 30 and 33 of Chapter IV read with Schedule III of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, we wish to inform you that the Board of Directors of the Company at its meeting held today i.e. Friday, 23rd May, 2025, inter-alia, considered, approved and recommended the following:

1. Approved standalone Audited Financial Results for the half year and year ended 31st March, 2025, together with the cash flow statement, the Audit Report with unmodified opinion pursuant to Regulation 33 of SEBI (Listing Obligation and Disclosure Requirement) Regulations, 2015.
2. Approved Standalone Statement of Assets and Liabilities for the half year and year ended 31st March, 2025.

A copy of the Audited Financial Results along with the Audit Report of the Auditors thereon issued in this regard is enclosed as **Annexure I**.

We are arranging to publish the said Financial Results in newspapers in the format prescribed under Regulation 47 of Listing Regulations.



The meeting of Board of Directors commenced at 5:15 p.m. and concluded at 5:45 p.m.

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

for **Manas Properties Limited**

Dev Vijay Thakkar
Managing Director
DIN: 07698270





CIN : U70100MH2004PTC149362

Date: 23.05.2025

To,
Department of Corporate Service (DCS-CRD),
BSE Limited
PhirozeJeejeebhoy Towers,
Dalal Street, Fort,
Mumbai – 400 001.

Reference: BSE Scrip Code: 540402

Subject: Non-applicability of Regulation 23(9) of the SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015.

Dear Sir,

Pursuant to Regulation 15 (2) of SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015, the compliance with the Corporate Governance provisions as specified in Regulations 17 to 27 and clauses (b) to (i) of sub — regulation (2) of regulation 46 and Para C, D and E of schedule V shall not apply in respect of listed entity which has listed its specified securities on the SME Exchange:

Hence, we being an entity listed on SME Exchange, compliance under Regulations 23 of SEBI Regulations is not applicable to the Company.

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

Thanking You,
Yours truly,
for **Manas Properties Limited**

Dev Vijay Thakkar
Managing Director
DIN: 07698270



CIN : U70100MH2004PTC149362

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 Floor, S.V. Road, Opp. Andheri Fire Station, Andheri (West), Mumbai-400058, Maharashtra, India, hereby declare that R. I. Jain & Co (FRN: 103956W), Statutory Auditors of the Company, have issued an Audit Report with Unmodified opinion on Audited Financial Results of the Company (Standalone) for the quarter and year ended 31st March, 2025.

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 June 1, 2016.

Kindly take this declaration on record.

Thanking you,

Sincerely Yours,

For MANAS PROPERTIES LIMITED

Dev Vijay Thakkar
Managing Director
DIN: 07698270

Date: 23rd May 2025

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**

Opinion:

We have audited the accompanying statements of financial results of **Manas Properties Limited** (the "Company") for the half-year and year ended March 31, 2025 together with notes thereon (the "Financial 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 (the "Listing Regulations, 2015").

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

- is presented in accordance with the requirements of Regulation 33 of the Listing Regulations; and
- gives a true and fair view in conformity with Indian Accounting Standards 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 of the net profit and total comprehensive income and other financial information of the Company for the half year and year ended March 31, 2025.

Basis for Opinion:

We conducted our audit of the Statement in accordance with the Standards on Auditing ("SA"s) specified under Section 143(10) of the Act. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Results section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ("ICAI") together with the ethical requirements that are relevant to our audit of the Financial Results under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our audit opinion.

Management's Responsibilities for the Financial Results:

This Statement, is the responsibility of the Company's Management and approved by the Board of Directors, has been compiled from the related audited financial statements for the year ended March 31, 2025. The Company's Board of Directors are responsible for the preparation and presentation of the Financial Results that give a true and fair view of the net profit and other comprehensive income and other financial information in accordance with the recognition and measurement principles laid down in Accounting Standard, prescribed under Section 133 of the Act, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent, and the design, implementation and maintenance of adequate internal financial controls that were operating

effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Financial Results that give a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the Financial Results, the Board of Directors are responsible for assessing the Company's ability, to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the financials reporting process of the company.

Auditor's Responsibilities

(a) Audit of the Financial Results for half-yearly and year ended March 31, 2025:

Our objectives is to obtain reasonable assurance about whether the Financial Results as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this Financial Results.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Annual Financial Results, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal financial controls relevant to the audit 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 such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Board of Directors.
- Evaluate the appropriateness and reasonableness of disclosures made by the Board of Directors in terms of the requirements specified under Regulation 33 of the Listing Regulations.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Company to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Statement or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.



- Evaluate the overall presentation, structure and content of the Financial Results, including the disclosures, and whether the Financial Results represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the Financial Results of the Company to express an opinion on the Financial Results.

Materiality is the magnitude of misstatements in the Financial Results that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Financial Results may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the Financial Results.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

(b) Review of the financial results for the half year ended March 31, 2025:

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 is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provide less assurance 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.

Other Matters:

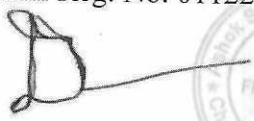

The statement includes the results for the half-yearly ended March 31, 2025 being the balancing figure between audited figures in respect of the full financial year and the published year to date figures up to the first half of the current financial year which were subject to limited review by us.

Our report on the statement is not modified in respect of this matter.

For Ashok Shyam & Associates.

Chartered Accountants

Firm Reg. No. 011223N

FCA Deepak Khanna

Partner

Membership No.: 083466

Place: Mumbai

Date: 23rd May 2025

UDIN: 25083466BMUIMW7860

Amount in ₹ in lakhs, Except for share data and if otherwise stated

Particulars		Half Year Ended			Year Ended	Year Ended
		31-Mar-25	30-Sep-24	31-Mar-24	31-Mar-25	31-Mar-24
		(Audited)	(UnAudited)	(Audited)	(Audited)	(Audited)
I	Revenue from Operations	-	-	-	-	-
II	Other Income	2,336.17	1,636.46	2,001.31	3,972.63	3,555.90
III	Total Revenue (I+II)	2,336.17	1,636.46	2,001.31	3,972.63	3,555.90
IV	Expenses					
	(a) Employee Benefit Expense	39.68	40.02	40.02	79.70	80.00
	(b) Finance Cost	-	-	0.02	-	0.03
	(c) Depreciation and Amortisation Expense	45.77	53.14	41.53	98.91	41.53
	(d) Other Expenses	199.56	159.67	269.46	359.23	444.78
	Total Expenses	285.01	252.83	351.03	537.84	566.34
V	Profit before exceptional and extra ordinary items and tax (III-IV)	2,051.16	1,383.63	1,650.28	3,434.79	2,989.56
VI	Exceptional items	-	-	-	-	-
VII	Profit before extraordinary items and tax (V-VI)	2,051.16	1,383.63	1,650.28	3,434.79	2,989.56
VIII	Extraordinary items	-	-	-	-	-
IX	Profit before tax (VII-VIII)	2,051.16	1,383.63	1,650.28	3,434.79	2,989.56
X	Tax Expenses					
	- Current Tax	357.42	257.40	304.11	614.82	522.34
	- Deferred tax charge/ (credit)	0.29	12.50	3.81	12.79	3.81
	- MAT expenses / (credit)	(28.83)	(15.65)	-	(44.48)	(41.77)
	- Tax for earlier years	0.95	-	9.25	0.95	9.25
XI	Profit for the period from continuing operations (IX-X)	1,663.66	1,098.08	1,333.10	2,761.74	2,412.39
XII	Profit from discontinuing operations	-	-	-	-	-
XIII	Tax Expenses of discontinuing operations	-	-	-	-	-
XIV	Profit from discontinuing operations (after tax) (XII - XIII)	-	-	-	-	-
XV	Profit for the period (XI + XIV)	1,663.66	1,098.08	1,333.10	2,761.74	2,412.39
XVI	Earnings per Equity Share of Rs. 10/- each					
	(a) Basic	39.99	26.40	32.05	66.39	57.99
	(b) Diluted	39.99	26.40	32.05	66.39	57.99

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 Year ended/ half year ended 31st March, 2025 have been reviewed and recommended by the Audit Committee and approved by the Board of Directors at its meeting held on 23rd May 2025.
- 2 The Company's business activity falls within a Single primary business segment i.e. Construction, Redevelopment and Leasing of Properties.
- 3 The Figures of previous period/year have been regrouped/rearranged wherever considered necessary in order to make them comparable
- 4 The Statutory auditors of the Company have carried out a "Limited Review" of the above results as per Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirement) Regulations, 2015.
- 5 The above results have been prepared in accordance with the Companies (Indian Accounting Standard) Rules, 2015 prescribed under Section 133 of the Companies Act, 2013
- 6 There is no fund raising during the half year ended on March 31, 2025, therefore details of statement on deviation or variation for proceeds of public issue, rights issue, preferential issue, qualified institutions placement, etc. is not applicable.
- 7 There is no Outstanding default on loans and debt securities during the reporting period therefore required details are Not Applicable
- 8 Disclosure of related party transactions done during the half year ended on March 31, 2025 is provided in Integrated Filing.
- 9 Since there are no Auditors Qualification, Statement on impact of audit qualifications is Not Applicable and Declaration in this regards is attached.

For Manas Properties Limited

Dev Thakkar
Managing Director
DIN: 07698270
Place: Mumbai
Date: 23rd May 2025

Manas Properties Limited
(CIN: L70100MH2004PLC14936)

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

Amount in ₹ in lakhs unless otherwise stated

Particulars	As at 31-Mar-25 (Audited)	As at 31-Mar-24 (Audited)
A EQUITY AND LIABILITIES		
1 Shareholders' funds		
(a) Share capital	416.00	416.00
(b) Reserves and surplus	10,674.64	7,912.89
Sub-total - Shareholders' funds	11,090.64	8,328.89
2 Non-current liabilities		
(a) Long-term borrowings	10.00	10.00
(b) Deferred tax liabilities (net)	16.60	3.81
(c) Other long-term liabilities	2,105.00	2,105.00
(d) Long-term provisions	-	-
Sub-total - Non-current liabilities	2,131.60	2,118.81
3 Current liabilities		
(a) Short-term borrowings	-	-
(b) Trade payables		
MSME	-	-
Others	1.46	0.22
(c) Other current liabilities	738.01	596.00
(d) Short-term provisions	22.84	-
Sub-total - Current liabilities	762.32	596.22
TOTAL - EQUITY AND LIABILITIES	13,984.56	11,043.92
B ASSETS		
1 Non-current assets		
(a) Fixed assets	217.82	316.73
(b) Non-current investments	4,764.39	3,264.39
(c) Deferred Tax Asset	-	-
(d) Long-term loans and advances	1,591.40	1,824.85
(e) Other non-current assets	-	-
Sub-Total- Non-Current assets	6,573.61	5,405.97
2 Current Assets		
(a) Current investments	-	-
(b) Inventories	-	-
(c) Trade receivables	-	-
(d) Cash and cash equivalents	7,338.97	4,984.42
(e) Short-term loans and advances	-	600.00
(f) Other current assets	71.97	53.52
Sub-total - Current assets	7,410.94	5,637.95
TOTAL - ASSETS	13,984.56	11,043.92
	0.00	0.00

For Manas Properties Limited

Dev Thakkar
Managing Director
DIN: 07698270
Place: Mumbai
Date: 23rd May 2025

Particulars	31-Mar-25 Audited	31-Mar-24 Audited
A. CASH FLOW FROM OPERATING ACTIVITIES		
Net profit before tax	3,434.79	2,989.56
Adjustments for		
Depreciation	98.91	41.53
Interest on Fixed Deposits	(369.48)	(205.82)
Finance Costs	-	0.03
Operating profit before working capital adjustments	3,164.21	2,825.30
Adjustments for		
(Increase)/decrease in Trade receivables	-	-
Increase/(Decrease) in Trade Payables	1.24	(1.54)
Increase/(Decrease) in Other Liabilities	142.02	(22.75)
(Increase)/Decrease in Other Current Assets	(18.45)	(31.79)
Cash generated from operations	3,289.03	2,769.22
Direct taxes received / (paid)	(506.46)	(613.66)
Net cash generated from operating activities (A)	2,782.57	2,155.56
B. CASH FLOW FROM INVESTING ACTIVITIES		
Interest on Bank Deposits	369.48	205.82
Purchase Of Tangible Fixed Assets (Net)	-	(358.23)
(Increase)/Decrease in Long Term Investments	(1,500.00)	-
(Increase)/Decrease in Short Term Loans & Advances (net)	600.00	(500.00)
(Increase)/Decrease in Long Term Loans & Advances (net)	102.50	987.58
Net cash generated from/(used in) investing activities (B)	(428.02)	335.17
C. CASH FLOW FROM FINANCING ACTIVITIES		
Net Repayment of Long Term Borrowings (net)	-	(41.53)
Finance Cost	-	(0.03)
Net cash generated from/(used in) financing activities (C)	-	(41.55)
Net increase/(decrease) in cash and cash equivalents (A+B+C)	2,354.55	2,449.18
Cash and cash equivalents at the beginning of the year	4,984.42	2,535.25
Cash and cash equivalents at the end of the year	7,338.97	4,984.43
Cash and cash equivalents at the end of the year comprise of:		
In Current Accounts	12.81	927.07
In Fixed Deposits	7,326.17	4,057.35
Cash-in-Hand	0.00	-
	7,338.97	4,984.42
	(0.00)	

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 considered necessary to conform current period classifications.

As per our report of even date attached

For and on behalf of the Board of the Directors
Manas Properties Limited

Dev Thakkar
Managing Director
DIN : 07698270

Date: 23rd May 2025
Place : Mumbai