



CIN : L70100MH2004PLC149362

Date: 12th November 2021

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 12th November 2021.
Ref. Scrip code: 540402

Dear Sir,

This is to inform you that the Forth Meeting of the Board of Directors of Manas Properties Limited for the financial year 2021-2022 held at the registered office of the Company on Friday, 12th November 2021 at 04.00 P.M and concluded at 06:00P.M., approved the following: -

1. Approved standalone Unaudited Financial Results for the half year ended 30th September, 2021 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, 2021.

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

Thanking You,
Yours truly,
For Manas Properties Limited

Aditi Jain

Aditi Jain
Company Secretary and Compliance Officer
Membership No: A32523





UDIN: 21114003AAAAGZ8662

Independent Auditor's Report on Financial Results of Manas Properties Limited (previously known as Manas Properties Private 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 2021 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 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.

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. We draw attention to Note No.4 & 5 to the Financial Results in which the Company describes the uncertainties arising from the COVID 19 pandemic.

Our conclusion is not modified in respect of the above matter.

5. Based on our review conducted as above, nothing has come to our attention except para 4 above 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

Chartered Accountants

Firm Registration No. : 106912W/W100300



CA. Nikesh Jain

(Partner)

Membership No: 114003

UDIN: 21114003AAAAGZ8662

Place: Mumbai

Date: 12 November 2021

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

Statement of Financial Results for the Period Ended 30th September 2021

Particulars	Amount in INR			
	Half Year Ended Results			Year Ended Results
	30-Sep-21	31-Mar-21	30-Sep-20	31-Mar-21
	(Un-audited)	(Un-audited)	(Un-audited)	(Audited)
I Revenue from Operations	-	-	-	-
II Other Income	11,69,790	7,23,736	9,77,660	17,01,396
III Total Revenue (I+II)	11,69,790	7,23,736	9,77,660	17,01,396
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	38,96,000	33,96,000	33,80,000	67,76,000
(e) Finance Cost	13,113	9,773	22,991	32,764
(f) Depreciation and Amortisation Expense	-	-	-	-
(g) Other Expenses	7,83,285	34,57,981	11,66,002	46,23,983
IV Total Expenses	46,92,398	68,63,754	45,68,993	1,14,32,747
V Profit / (loss) before exceptional and extra ordinary items and tax (III-IV)	(35,22,608)	(61,40,018)	(35,91,333)	(97,31,351)
VI Exceptional items	-	-	-	-
VII Profit / (loss) before extraordinary items and tax (V-VI)	(35,22,608)	(61,40,018)	(35,91,333)	(97,31,351)
VIII Extraordinary items	-	-	-	-
IX Profit / (loss) before tax (VII-VIII)	(35,22,608)	(61,40,018)	(35,91,333)	(97,31,351)
X Tax Expenses				
- Current tax	-	-	-	-
- Deferred tax charge/ (credit)	-	624	-	624
- MAT expenses / (credit)	-	-	-	-
- Short / (excess) provision of earlier years	-	13,23,142	-	13,23,142
XI Profit/(Loss) for the period from continuing operations (IX-X)	(35,22,608)	(74,63,784)	(35,91,333)	(1,10,55,117)
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)	(35,22,608)	(74,63,784)	(35,91,333)	(1,10,55,117)
XVI Earnings per Equity Share of Rs. 10/- each				
(a) Basic	(0.85)	(1.79)	(0.86)	(2.66)
(b) Diluted	(0.85)	(1.79)	(0.86)	(2.66)

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 ended 30th September, 2021 have been reviewed and recommended by the Audit Committee and approved by the Board of Directors at its meeting held on
- Company's business activity falls within a Single primary business segment i.e. Construction, Redevelopment and Leasing of Properties.
- World Health Organisation (WHO) declared outbreak of Coronavirus Disease (COVID-19) a global pandemic on 11th March,2020. Consequent to this, Government of India declared lockdown on 23rd March,2020 and the Company temporarily suspended the operations in compliance with the lockdown instructions issued by the Central & State Governments. COVID-19 has impacted the normal business operations of the Company by way of interruption in rental income, unavailability of personnel etc. during the lockdown period. The management of the Company believes that no adjustments are required as it does not impact substantially the current financial year. However, in view of the various preventive measures taken (such as complete lockdown restrictions by the Government of India, travel restrictions etc.) and highly uncertain economic environment, a definitive assessment of the impact on the subsequent periods is highly dependent upon circumstances as they evolve.
- The Company has significant impact on its operation due to Covid 19 pandemic and there is uncertainty of ultimate collection of income due to lock down and severe impact of COVID 19 on hospitality sector. Therefore the Company, stopped recognising income from March, 2020 onwards (of Rs.34,38,90,735) in accordance with AS -9 on "Revenue Recognition" on the ground of prudence.
- Figures of previous period/year have been regrouped/rearranged wherever considered necessary to conform current period / years classifications.



For Manas Properties Limited


 Dev Thakkar
 Managing Director
 DIN: 07698270
 Place: Mumbai
 Date: 12/11/2021

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

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

Particulars	As at 30-Sep-21 Unaudited	As at 31-Mar-21 Audited
A EQUITY AND LIABILITIES		
1 Shareholders' funds		
(a) Share capital	4,16,00,000	4,16,00,000
(b) Reserves and surplus	29,10,07,333	29,45,29,941
Sub-total - Shareholders' funds	33,26,07,333	33,61,29,941
2 Non-current liabilities		
(a) Long-term borrowings	55,12,839	55,12,539
(b) Deferred tax liabilities (net)	-	-
(c) Other long-term liabilities	21,00,00,000	21,00,00,000
(d) Long-term provisions	-	-
Sub-total - Non-current liabilities	21,55,12,839	21,55,12,539
3 Current liabilities		
(a) Short-term borrowings	-	-
(b) Trade payables		
MSME	-	-
Others	1,61,450	80,512
(c) Other current liabilities	5,42,97,530	5,72,63,070
(d) Short-term provisions	-	-
Sub-total - Current liabilities	5,44,58,980	5,73,43,582
TOTAL - EQUITY AND LIABILITIES	60,25,79,152	60,89,86,062
B ASSETS		
1 Non-current assets		
(a) Fixed assets	2,945	2,945
(b) Non-current investments	32,64,39,151	32,64,39,151
(c) Deferred Tax Asset	-	-
(d) Long-term loans and advances	26,30,62,003	26,75,94,403
(e) Other non-current assets	-	-
Sub-Total- Non-Current assets	58,95,04,099	59,40,36,499
2 Current Assets		
(a) Current investments	-	-
(b) Inventories	-	-
(c) Trade receivables	-	-
(d) Cash and cash equivalents	3,16,907	3,00,056
(e) Short-term loans and advances	1,04,59,673	1,39,60,673
(f) Other current assets	22,98,473	6,88,834
Sub-total - Current assets	1,30,75,053	1,49,49,563
TOTAL - ASSETS	60,25,79,152	60,89,86,062

For Manas Properties Limited



Dev Thakkar
Managing Director
DIN: 07698270
Place: Mumbai
Date: 12/11/2021



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

Statement of Cash Flow for the Half Year ended 30 September 2021

(Rs. In INR)

	Half Year Ended 30-Sep-21 Unaudited	Half Year Ended 30-Sep-20 Unaudited
A. CASH FLOW FROM OPERATING ACTIVITIES		
Net profit before tax	(35,22,608)	(35,91,333)
Adjustments for		
Interest on Income Tax Refund	-	(9,67,660)
Depreciation	-	-
Interest on Fixed Deposits	-	(10,000)
Finance Costs	13,113	22,991
Operating profit before working capital adjustments	(35,09,495)	(45,46,002)
Adjustments for		
(Increase)/decrease in Trade receivables	-	-
Increase/(Decrease) in Trade Payables	80,938	(1,04,699)
Increase/(Decrease) in Other Liabilities	3,36,611	(29,845)
Increase/(Decrease) in Other Current Assets	(16,09,639)	(87,913)
Cash generated from operations	(47,01,585)	(47,68,459)
Direct taxes received / (paid)	45,32,400	1,29,04,000
Net cash generated from operating activities (A)	(1,69,185)	81,35,541
B. CASH FLOW FROM INVESTING ACTIVITIES		
Interest on Bank Deposits	-	10,000
(Increase)/Decrease in Short Term Loans & Advances (net)	35,01,000	89,605
(Increase)/Decrease in Long Term Loans & Advances (net)	-	(96,57,000)
Net cash generated from/(used in) investing activities (B)	35,01,000	(95,57,395)
C. CASH FLOW FROM FINANCING ACTIVITIES		
Net Repayment of Long Term Borrowings (net)	300	-
Finance Cost	(13,113)	(22,991)
Interest on Income Tax Refund	-	9,67,660
Net cash generated from/(used in) financing activities (C)	(12,813)	9,44,669
Net increase/(decrease) in cash and cash equivalents (A+B+C)	33,19,002	(4,77,185)
Cash and cash equivalents at the beginning of the year	(30,02,095)	7,87,685
Cash and cash equivalents at the end of the year	3,16,907	3,10,500
Cash and cash equivalents at the end of the year comprise of:		
In Current Accounts	16,851	8,094
In Fixed Deposits	3,00,000	3,00,000
Cash-in-Hand	56	2,406
	3,16,907	3,10,500

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.



For Manas Properties Limited

Dev Thakkar

Dev Thakkar
Managing Director
DIN: 07698270
Place: Mumbai
Date: 12/11/2021