



CIN : U70100MH2004PTC149362

Date: 14th November, 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 14th November, 2025.

Dear Sir,

In continuation to our submission on 10th November, 2025, regarding holding of the board meeting of Manas Properties Limited ("**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, 14th November, 2025, inter-alia, considered, approved and recommended the following:

1. Un-Audited Financial Results of the Company for the Quarter and half year ended 30th September, 2025 along with Limited Review Report of the Statutory Auditors on the said Un-audited Financial Results of the Company pursuant to Regulation 30 and 33 of the SEBI (LODR) Regulations, 2015.
2. Approved Standalone Statement of Assets and Liabilities for the half year and year ended 30th September, 2025.

A copy of the Un-audited Financial Results along with the Limited Review Report of the Auditors thereon issued in this regard is enclosed herewith.

In terms of Regulation 47(1)(b) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, publication of financial results in newspapers is not mandatory for companies listed on the SME Platform. Accordingly, the Company has not published the financial results in newspapers.

The meeting of Board of Directors commenced at 6:00 p.m. and concluded at 6:45 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



Manas Properties Limited
(CIN: L70100MH2004PLC14936)
Statement of Un-audited Financial Results for the Half Year Ended 30th September 2025

Particulars	Half Year Ended			Year Ended
	30-Sep-25	31-Mar-25	30-Sep-24	31-Mar-25
	(UnAudited)	(UnAudited)	(UnAudited)	(Audited)
I Revenue from Operations				
II Other Income	1833.0	2,336.17	1,630.48	3,972.83
III Total Revenue (I+II)	1,832.98	2,336.17	1,636.46	3,972.63
IV Expenses				
(a) Employee Benefit Expense	41.52	39.68	40.02	79.70
(b) Finance Cost		-	-	-
(c) Depreciation and Amortisation Expense	34.0	45.77	53.14	98.91
(d) Other Expenses	207.9	199.56	159.67	359.23
Total Expenses	283.40	285.01	252.83	537.84
V Profit before exceptional and extra ordinary items and tax (III-IV)	1,549.59	2,051.16	1,383.63	3,434.79
VI Exceptional items		-	-	-
VII Profit before extraordinary items and tax (V-VI)	1,549.59	2,051.16	1,383.63	3,434.79
VIII Extraordinary items		-	-	-
IX Profit before tax (VII-VIII)	1,549.59	2,051.16	1,383.63	3,434.79
X Tax Expenses				
- Current Tax	272.2642354	357.42	257.40	614.82
- Deferred tax charge/ (credit)	16.34985	0.29	12.50	12.79
- MAT expenses / (credit)	0	(28.83)	(15.65)	(44.48)
- Tax for earlier years		0.95	-	0.95
XI Profit for the period from continuing operations (IX-X)	1,260.97	1,663.66	1,098.08	2,761.74
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)	1,260.97	1,663.66	1,098.08	2,761.74
XVI Earnings per Equity Share of Rs. 10/- each				
(a) Basic	30.31	39.99	26.40	66.39
(b) Diluted	30.31	39.99	26.40	66.39

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 ended 30 th September, 2025 have been reviewed and recommended by the Audit Committee and approved by the Board of Directors at its meeting held on 14th November 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 september 30th, 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 September 30th, 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.



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

Amount in ₹ in lakhs unless otherwise stated

Particulars	As at 30-Sep-25 (Un-audited)	As at 31-Mar-25 (Audited)
A EQUITY AND LIABILITIES		
1 Shareholders' funds		
(a) Share capital	416.00	416.00
(b) Reserves and surplus	11,935.61	10,674.64
Sub-total - Shareholders' funds	12,351.61	11,090.64
2 Non-current liabilities		
(a) Long-term borrowings	10.00	10.00
(b) Deferred tax liabilities (net)	32.95	16.60
(c) Other long-term liabilities	2,105.00	2,105.00
(d) Long-term provisions	-	-
Sub-total - Non-current liabilities	2,147.95	2,131.60
3 Current liabilities		
(a) Short-term borrowings	-	-
(b) Trade payables	-	-
MSME	-	-
Others	52.77	1.46
(c) Other current liabilities	583.75	738.01
(d) Short-term provisions	887.08	22.84
Sub-total - Current liabilities	1,523.60	762.32
TOTAL - EQUITY AND LIABILITIES	16,023.16	13,984.56
B ASSETS		
1 Non-current assets		
(a) Fixed assets	183.81	217.82
(b) Non-current investments	4,764.39	4,764.39
(c) Deferred Tax Asset	-	-
(d) Long-term loans and advances	2,262.81	1,591.40
(e) Other non-current assets	-	-
Sub-Total- Non-Current assets	7,211.01	6,573.61
2 Current Assets		
(a) Current investments	-	-
(b) Inventories	-	-
(c) Trade receivables	-	-
(d) Cash and cash equivalents	8,812.15	7,338.97
(e) Short-term loans and advances	-	-
(f) Other current assets	-	71.97
Sub-total - Current assets	8,812.15	7,410.94
TOTAL - ASSETS	16,023.16	13,984.56

For Manas Properties Limited

Dev Thakkar
Managing Director
DIN: 07698270
Place: Mumbai
Date:



Amount in ₹ in lakhs unless otherwise stated

Particulars	30-Sep-25 Un-audited	30-Sep-24 (un-audited)	31-Mar-25 Audited
A. CASH FLOW FROM OPERATING ACTIVITIES			
Net profit before tax	1,549.59	1,383.63	3,434.79
Adjustments for			
Depreciation	34.01	53.14	98.91
Interest on Fixed Deposits	(332.78)	(136.31)	(369.48)
Finance Costs	-	-	-
Operating profit before working capital adjustments	1,250.81	1,300.46	3,164.21
Adjustments for			
(Increase)/decrease in Trade receivables	-	-	-
Increase/(Decrease) in Trade Payables	51.31	0.08	1.24
Increase/(Decrease) in short term Provision	864.24	-	-
Increase/(Decrease) in Other Liabilities	(154.27)	23.70	142.02
(Increase)/Decrease in Other Current Assets	71.97	30.51	(18.45)
Cash generated from operations	2,084.06	1,354.75	3,289.03
Direct taxes received / (paid)	(272.26)	(260.47)	(506.46)
Net cash generated from operating activities (A)	1,811.80	1,094.28	2,782.57
B. CASH FLOW FROM INVESTING ACTIVITIES			
Interest on Bank Deposits	332.78	136.31	369.48
Purchase Of Tangible Fixed Assets (Net)	-	-	-
(Increase)/Decrease in Long Term Investments	-	(1,500)	(1,500.00)
(Increase)/Decrease in Short Term Loans & Advances (net)	-	-	600.00
(Increase)/Decrease in Long Term Loans & Advances (net)	(671.40)	(135.62)	102.50
Net cash generated from/(used in) Investing activities (B)	(338.62)	(1,499.31)	(428.02)
C. CASH FLOW FROM FINANCING ACTIVITIES			
Net Repayment of Long Term Borrowings (net)	-	-	-
Finance Cost	-	-	-
Net cash generated from/(used in) financing activities (C)	-	-	-
Net increase/(decrease) in cash and cash equivalents (A+B+C)	1,473.18	(405.03)	2,354.55
Cash and cash equivalents at the beginning of the year	7,338.97	4,984.42	4,984.42
Cash and cash equivalents at the end of the year	8,812.15	4,579.40	7,338.97
Cash and cash equivalents at the end of the year comprise of:			
In Current Accounts	150.28	9.79	12.81
In Fixed Deposits	8,661.87	4,569.60	7,326.17
Cash-in-Hand	0.00	-	0.00
	8,812.15	4,579.40	7,338.97

(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

Dev Thakkar
Managing Director
DIN : 07698270

Date: 14th Nov 2025
Place : Mumbai

Limited review report on statement of unaudited standalone financial results of Manas Properties Limited for the half year ended 30th September 2024 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 standalone financial results of **Manas Properties Limited** ("the Company") for the quarter and half year ended 30th September 2025 ("the Statement").
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 and in compliance with Regulation 33 and Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time. 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. 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 Ashok Shyam and Associates
(Chartered Accountants)
Firm Reg. No. 011223N



Deepak Khanna
(Partner)
Membership No.: 083466
PIN: 25083466BMUINH9213

Place: Mumbai
Date: 14th November 2025