

Manraj Housing Finance Ltd.

CIN - L65922MH1990PLC055000

Date:- 27th May 2024.

To,
Corporate Relationship Department,
BSE Limited,
1st Floor, New Trading Ring, Rotunda Building,
P. J. Towers, Fort, Dalal Street,
Mumbai – 400 001.

Scrip Code : BSE 530537.

Dear Sir,

Subject:- Outcomes of the Board Meeting held on 27th May 2024 – Audited Financial Results for the quarter and year ended on 31st March 2024.

This is to inform you that the Board of Directors of the Company at its meeting held on 27th May 2024, inter-alia, has approved and taken on its record the "AUDITED FINANCIAL RESULTS" of the Company for the quarter and year ended on 31st March 2024 along with "AUDITORS' REVIEW REPORT" of the Statutory Auditors of the Company on the financial results/financial statements of the company for the quarter and year ended on 31st March 2024 (enclosed herewith).

The Company will be publishing Unaudited Financial Results as per the Prescribed Format.

The Meeting of the Board of Directors of the company commenced at 5.00 p.m. (IST) and concluded at 6.00 P.M. (IST).

Kindly take it on your records.

Thanking you,
Yours Faithfully,
For Manraj Housing Finance Limited

Managing Director
(Ishwarlal S. Jain)



- Encl : 1) Statement of Unaudited Financial Results for the quarter and year ended on 31/03/2024.
2) Auditor's Report on the above Audited Financial Results of 31/03/2024.
3) Cash Flow Statement for the year ended on 31/03/2024.

Independent Auditor's Report on
Annual Financial Results of Manraj Housing Finance Limited
Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure
Requirements) Regulations, 2015 (as amended)

To
The Board of Directors of
Manraj Housing Finance Limited.

Report on Annual Financial Results

Qualified Opinion

We have audited the accompanying quarterly financial results of Manraj Housing Finance Limited ('the Company'), for the quarter ended 31 March 2024 and the year to date results for the period from 01/04/2023 to 31/03/2024, attached herewith, being submitted by the company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("LODR Regulations")

In our opinion and to the best of our information and according to the explanations given to us, **except for the effects of the matters described in Basis for Qualified Opinion**, these standalone financial results:

- are presented in accordance with the requirements of Regulation 33 of the LODR Regulations in this regard; and
- give a true and fair view in conformity with the recognition and measurement principles laid down in the applicable accounting standards and other accounting principles generally accepted in India of the net loss and other comprehensive income and other financial information for the quarter ended 31 March 2024 as well as the year to date results for the period from 01/04/2023 to 31/03/2024.

Basis for Qualified Opinion

We refer to following matters:

- In respect of preparation of financial statement of the Company on going concern basis for the reason stated therein: During the year the Company has incurred a Net Loss of Rs.11.07 Lakhs resulting into accumulated losses of Rs.842.97 Lakhs. The Company's net worth is negative. This cast a significant uncertainty on the Company's ability to continue as a going concern.



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b) In the year 2019-20 the loan account of the Company from the Jalgaon Peoples' Co-op Bank Ltd. has been defaulted and the bank has classified this loan as Non-Performing Asset (NPA). Subsequently the Jalgaon Peoples' Co-op Bank Ltd. has transferred this loan along with all rights, title and interest therein in favour of Asrec (India) Ltd, an Asset Reconstruction Company ('ARC').

In the February 2021 the ARC company has approved an One Time Settlement (OTS) in favour of the Company and its group entities in total. However, the Company and its group entities are failed to comply its repayment installments; therefore in May 2024 the ARC company has revoked the OTS.

As per books outstanding balance is Rs. 687.03 lakhs, but the Company has not provided any interest since it became NPA i.e. March 2020. As the amount of interest, penal interest, other charges, penalty, etc. if nay, is not known, we are unable to ascertain the same. Therefore, to that extent the amount of secured loan, loss for the year and accumulated loss is mis-stated.

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013 (the Act). Our responsibilities under those Standards are further described in the *Auditor's Responsibilities for the Audit of the Standalone 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 together with the ethical requirements that are relevant to our audit of the financial results under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Management's Responsibility for the Standalone Financial Results

These quarterly financial results as well as the year to date standalone financial results have been prepared on the basis of the audited financial statements. The Company's Board of Directors are responsible for the preparation of these financial results that give a true and fair view of the net loss and other comprehensive income and other financial information in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, 'Interim Financial Reporting' 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 LODR Regulations. This responsibility also includes maintenance of



..3..

adequate accounting records in accordance with the provisions of the Act for safeguarding of 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 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 standalone financial results that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone 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.

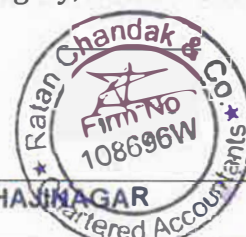
The Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Standalone Financial Results

Our objectives are to obtain reasonable assurance about whether the standalone financial results as a whole are 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 these standalone financial results.

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

- Identify and assess the risks of material misstatement of the standalone 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.




..4..

- Obtain an understanding of internal control 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 the company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- 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 Company's ability 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 financial results 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 standalone financial results, including the disclosures, and whether the financial results represent the underlying transactions and events in a manner that achieves fair presentation.

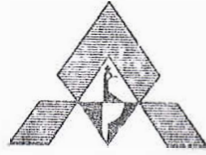
We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

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.

For Ratan Chandak & Co.
Chartered Accountants


CA Kaushal K Mundada
Partner
Membership No.: 122492
Firm Reg. no.: 108696W
Place : Jalgaon
Date : May 27, 2024
UDIN: 24122492BKCUPC7065





Manraj Housing Finance Ltd.

CIN - L65922MH1990PLC055000

MANRAJ HOUSING FINANCE LIMITED						
Regd. Office : 3, Pushpa Apartment, General Vaidya Chowk, JALGAON - 425002, Tel - 0257-2226681-2-3. CIN : L65922MH1990PLC055000						
Statement of Audited Financial Results for the quarter and year ended 31/03/2024. (INR in Lakhs)						
Sr. No.	Particulars	Quarter ended			Year ended	
		31/03/2024 Audited	31/12/2023 Unaudited	31/03/2023 Audited	31/03/2024 Audited	31/03/2023 Audited
1	Income from Operations					
	a) Revenue From Operations	0.00	0.00	0.00	0.00	0.60
	b) Other Income	1.90	1.86	1.77	7.50	7.14
	Total Income (a+b)	1.90	1.86	1.77	7.50	7.74
2	Expenses					
	a) Cost of Material Consumed	0.00	0.00	0.00	0.00	0.00
	b) Purchase of Stock in Trade	0.00	0.00	0.00	0.00	0.00
	c) Changes in Inventories of finished goods, Stock-in-trade and work-in Progress	0.00	0.00	0.00	0.00	0.00
	d) Excise duty	0.00	0.00	0.00	0.00	0.00
	e) Employee benefits expenses	1.08	1.08	2.72	5.31	10.46
	f) Finance Cost	0.00	0.00	0.00	0.00	0.00
	g) Depreciation and amortisation expense	0.00	0.00	0.00	0.00	0.00
	h) Other expenses (Any item excess 10 % of the total expenses relating to continuing operation to be shown separately)	4.68	2.71	2.74	13.26	10.75
	Total Expenses	5.76	3.79	5.46	18.57	21.21
3	Profit/(Loss) before tax (1-2)	-3.86	-1.93	-3.69	-11.07	-13.47
4	Tax expense					
	(a) Current Tax	0.00	0.00	0.00	0.00	0.00
	(b) Deferred Tax	0.00	0.00	0.00	0.00	0.00
	Total Tax expense	0.00	0.00	0.00	0.00	0.00
5	Profit/(Loss) for the period from continuing operations (3-4)	-3.86	-1.93	-3.69	-11.07	-13.47
6	Other Comprehensive Income					
	a) Items that will not be reclassified to profit or loss	0.00	0.00	0.00	0.00	0.00
	b) Income tax relating to items that will not be reclassified to profit or loss	0.00	0.00	0.00	0.00	0.00
	Total Other Comprehensive income, net of income tax	0.00	0.00	0.00	0.00	0.00
7	Total Comprehensive income for the period (5+6)	-3.86	-1.93	-3.69	-11.07	-13.47
8	Paid-up equity share capital: (Face Value INR 10/- each)	500.00	500.00	500.00	500.00	500.00
9	Reserves excluding revaluation reserves as per BalanceSheet of previous year	-560.62	-549.55	-549.55	-560.62	-549.55
10	Earning Per Share (EPS)(Face Value INR 10/- each) (not annualised)					
	Basic : INR	-0.08	-0.04	-0.07	-0.22	-0.27
	Diluted : INR	-0.08	-0.04	-0.07	-0.22	-0.27

Regd. Office. 3, Pushpa Aprtments, General Vaidya Chowk, Jalgaon - 425 002. Tel.: +91 - 257 - 2226681, 82, 83.
Administrative Office : 169, Johari Bazar, Jalgaon - 425 002. Tel.: +91 - 257 - 2226681 -83, Fax : +91 - 257 - 2226482
E-mail : mhfljal@rediffmail.com www.manrajhousing.com



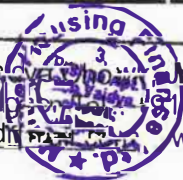


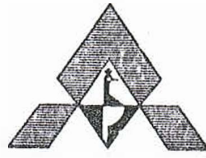
Manraj Housing Finance Ltd.

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Statement of Assets and Liabilities			
		(INR in Lakhs)	
Sr No.	Particulars	As at	As at
		31/03/2024	31/03/2023
		Audited	Audited
I	Assets		
	1. Non-Current Assets		
	(a) Property, Plant and Equipment	0.00	0.00
	(b) Capital work in Progress	0.00	0.00
	(c) Intangible Assets	0.00	0.00
	(d) Financial Assets	0.00	0.00
	(i) Investments	7.64	7.64
	(ii) Long-term Loans and Advances	1028.59	1028.59
	(e) Non Current Tax assets	0.33	0.32
	(f) Other non-current assets	826.08	826.08
	Total Non Current Assets	1862.64	1862.63
	2. Current Assets		
	(a) Inventories	88.71	88.71
	(b) Financial Assets		
	(i) Trade and other receivables	1.14	0.31
	(ii) Cash & Cash Equivalents	3.80	1.51
	(iii) Short-term Loans and advances	0.83	0.83
	(c) Other current Assets	0.00	0.00
	Total Current Assets	94.48	91.36
	Total Assets	1957.12	1953.99
II	Equity And Liabilities		
	Equity		
	(a) Equity Share Capital	500.00	500.00
	(b) Other Equity	0.00	0.00
	(i) Reserves and Surplus		
	1.1 Other Reserves		
	a) General Reserve	81.58	81.58
	b) Profit & Loss Apropriation A/c	-842.97	-831.90
	c)Special Reserve u/s (36) 1 (Viii) I.T,1969	200.77	200.77
	Total of Reserve & Surplus	-560.62	-549.55
	Total Equity	-60.62	-49.55
	Liabilities		
	1. Non-Current Liabilities		
	(a) Financial Liabilities		
	(i) Borrowings from Bank	687.03	687.03
	(ii) Loans from related Parties	1301.46	1289.07
	(b) Provisions	0.00	0.00
	(c) Deferred Tax Liabilities	0.00	0.00
	(d) Other Non-Current Liabilities	19.35	19.35
	Total Non-Current Liabilities	2007.84	1995.45
	2. Current Liabilities		
	(a) Financial Liabilities	0.00	0.00
	(b) Provisions	0.00	0.00
	(c) Current tax Liability (Net)	0.00	0.00
	(d) Other current liabilities	9.90	8.09
	Total Current Liabilities	9.90	8.09
	Total Liability	2017.74	2003.54
	Total Equity and Liabilities	1957.12	1953.99

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 E-mail : mhfljal@rediffmail.com www.manrajhousing.com





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Notes:-

- 1 The above Audited Financial Results have been reviewed and recommended by the Audit Committee and approved and taken on record by the Board of Directors at their meeting held on 27/05/2024.
- 2 The figures for the last quarter results are the balancing figures between the audited figures in respect of the full financial year and published year to date figures up to the third quarter of the respective financial year.
- 3 This Statement has been prepared in accordance with the Companies (Indian Accounting Standards) Rules, 2015 (Ind AS) Prescribed under Section 133 of the Companies Act, 2013 and other recognised accounting practices and policies to the extent applicable.
- 4 The Statutory Auditors have carried out the audit for the year ended 31st March 2024.
- 5 The Board of Directors have not recommended a dividend.
- 6 The Figures for the previous period have been regrouped wherever necessary.



By Order of the Board
For Manraj Housing Finance Limited

Managing Director
(Ishwarlal S. Jain)

Place : Jalgaon.
Date : 27/05/2024.

Cash Flow Statement

(In Lakh)

Particulars		Year / Period ended	
		31-03-2024	31-03-2023
A	Date of start of reporting period	01-04-2023	01-04-2022
B	Date of end of reporting period	31-03-2024	31-03-2023
C	Whether results are audited or unaudited	Audited	Audited
D	Nature of report standalone or consolidated	Standalone	Standalone
A. CASH FLOW FROM OPERATING ACTIVITIES			
	Net Profit as per P & L A/c. before Income Tax	(11.07)	(13.47)
	<i>Add : Adjustment For</i>		
	(a) Depreciation	-	-
	(b) Finance Cost	-	-
	(c) Preliminary Expenses W/off	-	-
	(d) Deferred Tax	-	-
	(e) Gratuity Exp	-	-
	<i>Deduct:</i>		
	(a) Dividend Income	(0.14)	(0.07)
	(b) Transferred for Bonus Issue	-	-
	(c) Profit on Sale of Investments	-	-
	(d) Interest Income	(0.01)	(0.15)
	Operating Profit before working Capital Changes	(11.22)	(13.54)
	Movements in Working Capital :		
	<i>Add : Adjustment For</i>		
	(a) Increase / (Decrease) in Sundry Creditors	2.17	1.46
	(b) Increase / (Decrease) in current Liabilities & Provisions	(0.36)	0.16
	<i>Deduct : Adjustment For</i>		
	(a) Increase / (Decrease) in short term Loan & Advances	-	0.05
	(b) Increase / (Decrease) in Other Current Assets	(0.83)	0.97
	CASH GENERATED FROM OPERATIONS	(10.25)	(11.85)
	<i>Deduct:</i>		
	Direct Taxes paid	-	-
	Net Cash Flow From Operating Activities	(10.25)	(11.85)
B. CASH FLOW FROM INVESTMENT ACTIVITIES			
	<i>Add : Adjustment For</i>		
	(a) Dividend received	0.14	0.07
	(b) Sale of Fixed Assets	-	-
	(c) Investment in Term Deposits	-	-
	(d) Interest Received	0.01	-
	<i>Deduct : Adjustment For</i>		
	(a) Purchase of Fixed Assets	-	-
	(b) Increase in other Non Current Assets	-	-
	(c) Increase in Tax Assets	(0.01)	(0.03)
	Net Cash Flow From Investment Activities	0.14	0.04
C. CASH FLOW FROM FINANCING ACTIVITIES			
	<i>Add : Adjustment For</i>		
	(a) Increase / (Decrease) in Unsecured Loan	-	-
	(b) Increase / (Decrease) in Share Capital & Security Premium	-	-
	(c) Borrowings from Banks/Directors	12.39	12.38
	<i>Deduct : Adjustment For</i>		
	(a) Interest and Financial Charges	-	-
	Net Cash Flow From Financing Activities	12.39	12.38
	NET CHANGE IN CASH AND CASH EQUIVALENTS [A+B+C]	2.29	0.57
	Opening Cash & Cash Equivalents	1.51	0.94
	Closing Cash and Cash Equivalents	3.80	1.51

Note:

The cash flow statement has been prepared under the indirect method as set out in Accounting Standard.

As per our report attached of the even date
For M/s. Ratan Chandak & Co.
Chartered Accountants

CA KAUSHAL K. MUNDAL
Partner
Membership No. 122492

UDIN 24122492BKCUPT 7065
Place : Jalgaon.
Date : 27/05/2024.



By Order of the Board
For Manraj Housing Finance Limited

Pramod N. Mehta
(Director)
(DIN: 00386505)

Ishwarlal S. Jain
(Managing Director)
(DIN: 00386348)





Manraj Housing Finance Ltd.

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Statement on Impact of Audit Qualifications for the Financial Year ended March 31, 2024 on Standalone Financial Statement

S. No.	Particulars	Audited figures in thousand (reported before adjusting for qualification)	Audited figures in thousand (reported after adjusting for qualification)
1.	Total Income	750	750
2.	Total Expenditure	1,857	14,714
3.	Net Profit/Loss	(1,107)	(13,964)
4.	Earnings per share	(0.22)	(2.79)
5.	Total Assets	1,95,712	1,95,712
6.	Total Liabilities	2,01,774	2,46,049
7.	Net Worth	(6,062)	(50,337)
8.	Any other financial items (Above Net Worth is after considering uncharged interest for earlier years)	-	(31,418)

S. No.	1
Audit Qualification	More than 90% of the company's assets are advances, deposits, etc. to related parties for the purchase of properties and rights. These related parties are currently under investigation by the Enforcement Directorate (ED) under the Prevention of Money Laundering Act (PMLA), and the related assets have been provisionally attached by the ED. This raises significant concerns about the recoverability and valuation of these advances
Type of Qualification	Adverse Qualification
Frequency of Qualification	First Time
For Audit Qualification where impact is quantified by the auditor, management views	The investigation by the Enforcement Directorate (ED) under the Prevention of Money Laundering Act (PMLA) are on the companies under same management control. There is no link between these companies with Manraj Housing Finance Limited only the management is common. The Management of these companies are cooperating with office of Enforcement Directorate and required documents and records are submitted.
If management is unable to estimate the impact reasons for the same	Not Applicable
Auditors comments	No further comments



S. No.	2
Audit Qualification	Approximately 65% of the Company's liabilities are in the form of unsecured loans from related parties, who has beneficial interest in the properties for which





Manraj Housing Finance Ltd.

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	the aforementioned advances were given. The entanglement of these transactions and the related party's financial interest creates significant uncertainty about the completeness and accuracy of the Company's liabilities
Type of Qualification	Adverse Qualification
Frequency of Qualification	First Time
For Audit Qualification where impact is quantified by the auditor, management views	The said party has already purchased a property at Mumbai and it is in process to negotiate with tenants to reconstruct property.
If management is unable to estimate the impact reasons for the same	Not Applicable
Auditors comments	No further comments

S. No.	3
Audit Qualification	The Company has defaulted on the repayment of a loan from Jalgaon Peoples Co-Op. Bank Ltd., with an outstanding balance of Rs. 687.03 Lakhs as of February 2020. Since then, interest on the outstanding balance has not been provided. According to the statement from ASREC (India) Ltd., to whom the bank has assigned this debt, there is uncharged interest amounting to Rs. 390.34 Lakhs and penal interest of Rs. 52.41 Lakhs for the period from 01/03/2020 to 31/03/2024, totaling Rs. 442.75 Lakhs. Consequently, the loss for the year and the liability for the loan payable are understated by Rs. 442.75 Lakhs.
Type of Qualification	Adverse Qualification
Frequency of Qualification	First Time
For Audit Qualification where impact is quantified by the auditor, management views	The Asset Reconstruction Company has approved a onetime settlement scheme of the said loan under a group settlement scheme vide its letter Dt. 03.02.2021. The company is required to de-recognize the existing liability of bank and recognize the liability towards the ARC after taking into account the OTS.
If management is unable to estimate the impact reasons for the same	Not Applicable
Auditors comments	No further comments





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S. No.	4
Audit Qualification	The Company is not in operation for more than 3 years. During the year the Company has incurred a Net Loss of Rs. 11.07 Lakhs resulting into accumulated losses of Rs. 842.97 Lakhs. The Company's net worth is negative, further non provisioning of interest as above and the Company has defaulted on the repayment of its bank borrowings, indicating severe financial distress and questioning the Company's ability to continue as a going concern.
Type of Qualification	Adverse Qualification
Frequency of Qualification	First Time
For Audit Qualification where impact is quantified by the auditor, management views	The party to whom the advance is given for purchase a property at Mumbai and the same has already been purchased. The said party is in the process to negotiate with tenants to reconstruct property. The company has incurred losses due to salary payment to regular employees, payment of Listing fees, payment of professional fees to Practicing Chartered Accountant, Practicing Company Secretary etc.
If management is unable to estimate the impact reasons for the same	Not Applicable
Auditors comments	No further comments

**For and on Behalf of
Manraj Housing Finance Limited**

**Ishwarlal Jain
Managing Director
(DIN: 00386348)**

**Jagdish Chaudhari
Chief Financial Officer**

**Piyush Bedmutha
Audit Committee Chairman**

**For Ratan Chandak & Co.
Chartered Accountants**

**CA Kaushal Mundada
Partner**

M. No. 122492, F. No. 108696W



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