



16th May, 2023

Corporate Relations Department

BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai-400001

Dear Sir,

Security Code: 503229

Sub.: Audited Financial Results (Standalone and Consolidated) for the quarter and year ended 31st March, 2023

Pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the Listing Regulations, 2015) we are pleased to inform that the Board of Directors of the Company at its meeting held on today i.e. 16th May, 2023, inter-alia, considered and approved the Audited Financial Results (Standalone and Consolidated) for the quarter and the year ended 31st March, 2023 and the said results have been reviewed by the Audit Committee.

The declaration in respect of Auditor's Report with unmodified opinion is enclosed herewith.

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

Thanking you,

Yours faithfully,
For **Simplex Realty Limited**

Kinjal P Shah
Company Secretary &
Compliance Officer

CIN-L17110MH1912PLC000351

30, Keshavrao Khadye Marg, Sant Gadge Maharaj Chowk, Mahalaxmi (E), Mumbai – 400011
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INDEPENDENT AUDITOR'S REPORT ON AUDIT OF ANNUAL STANDALONE FINANCIAL RESULTS

To
**The Board of Directors of
Simplex Realty Limited**

Opinion

We have audited the accompanying Statement of Standalone Financial Results of **SIMPLEX REALTY LIMITED** (the "Company"), for the quarter and year ended March 31, 2023 (the "Statement"), being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

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

- (ii) is presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended; and
- (iii) gives a true and fair view in conformity with the recognition and measurement principles laid down in the Indian Accounting Standards 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 year ended March 31, 2023.

Basis for Opinion on the Audited Standalone Financial Results for the year ended March 31, 2023

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 paragraph (a) of Auditor's Responsibilities section below. 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 Standalone Financial Results for the year ended March 31, 2023 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 Standalone Financial Results

This Statement, which includes the Standalone Financial Results is the responsibility of the Company's Board of Directors and has been approved by them for the issuance. The Standalone Financial Results for the year ended March 31, 2023, have been compiled from the related audited interim Standalone financial information. This responsibility includes the preparation and presentation of the Standalone

Financial Results for the quarter and year ended March 31, 2023 that give a true and fair view of the Standalone net profit and Standalone other comprehensive income and other financial information in accordance with the recognition and measurement principles laid down in the Indian Accounting Standards, 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 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 of the Company are responsible for assessing the ability of the Company 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 of the Company are responsible for overseeing the financial reporting process of the Company.

Auditor's Responsibilities for Audit of the Standalone Financial Results

Our objectives are to obtain reasonable assurance about whether the Standalone Financial Results for the year ended March 31, 2023 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 this Standalone 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 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.

- 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 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 Standalone 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 Annual Standalone Financial Results, including the disclosures, and whether the Annual Standalone Financial Results represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the Annual Financial Results / Financial Information of the, entities within the Company to express an opinion on the Annual Standalone Financial Results.

Materiality is the magnitude of misstatements in the Annual Standalone Financial Results that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Annual Standalone 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 Annual Standalone Financial Results.

We communicate with those charged with governance of the Company 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 **Khandelwal and Mehta LLP**
Chartered Accountants
Firm Reg. No. W100084

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KHANDELWAL

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Date: 2023.05.16
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Place: Mumbai
Date: 16th May, 2023.
UDIN: 23101388BGXLKF7931

(Sunil Khandelwal)
Partner
Membership No: 101388

STATEMENT OF AUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED 31ST MARCH, 2023

(₹ in Lakhs)

Sr. No.	Particulars	Quarter ended			Year ended	
		31.03.2023	31.12.2022	31.03.2022	31.03.2023	31.03.2022
		Audited	Unaudited	Audited	Audited	Audited
1	Revenue from operations	22.88	20.25	20.84	158.19	198.49
2	Other income	163.71	151.63	256.75	609.71	680.39
3	Total income (1+2)	186.59	171.88	277.59	767.90	878.88
4	Expenses					
	a) Cost of development/sales	-	-	-	69.01	102.36
	b) Employee benefits expense	71.86	77.73	68.51	294.89	271.28
	c) Finance costs	0.34	0.41	1.80	2.98	9.80
	d) Depreciation	3.35	3.98	4.05	14.92	16.35
	e) Other expenses	41.34	83.02	44.31	213.61	165.65
	Total expenses	116.89	165.14	118.67	595.41	565.44
5	Profit before exceptional items and tax (3-4)	69.70	6.74	158.92	172.49	313.44
6	Exceptional items	-	-	-	-	-
7	Profit before tax (5-6)	69.70	6.74	158.92	172.49	313.44
8	Tax expenses :					
	Current tax	11.79	6.62	14.98	31.48	29.31
	Deferred tax liability/ (asset)	6.02	(5.00)	12.06	10.90	34.55
	Earlier year taxes	-	-	2.77	0.11	2.77
9	Profit for the period (7-8)	51.89	5.12	129.11	130.00	246.81
10	Other Comprehensive Income/(Expense) - (OCI) -(net of tax)					
	a) Items that will not be reclassified to profit or loss	(8.82)	15.66	(14.36)	(27.15)	10.54
	b) Items that may be reclassified to profit or loss	2.70	(2.32)	(4.91)	(25.88)	7.60
	Total Other Comprehensive Income/(Expense)	(6.12)	13.34	(19.27)	(53.03)	18.14
11	Total Comprehensive Income/(Expense) for the period (9+10)	45.77	18.46	109.84	76.97	264.95
12	Paid-up equity share capital (face value of ₹10/- each)	299.14	299.14	299.14	299.14	299.14
13	Other equity excluding Revaluation reserves	-	-	-	11,173.53	11,126.47
14	Basic & Diluted earnings per share (face value of ₹10/- each)*	1.73	0.17	4.32	4.35	8.25

* Not annualised, except year end basic and diluted EPS

Notes :-

- The above results of the Company have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 16th May, 2023.
- The Board of Directors have recommended a dividend of ₹ 1 per equity share (Face value of ₹10/- each) for the year ended 31st March, 2023 subject to approval of members at the Annual General Meeting.
- The financial results are in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013 read with rules made thereunder and other recognised accounting practices and policies to the extent applicable.
- The figures of the last quarter are the balancing figures between audited figures in respect of the full financial year and the published year to date figures upto the third quarter of the respective financial year.
- The statutory auditors have expressed an unqualified audit opinion on the audited standalone financial results for the quarter and year ended 31st March, 2023.
- The Company has only one business segment viz "real estate development", disclosure under Ind AS 108 on "Operating Segments" is not applicable.
- Figures of the previous period / year have been regrouped wherever necessary to conform to the current period / year presentation.

Place: Mumbai,
Dated: 16th May, 2023



For Simplex Realty Limited

Nandan Damani
Nandan Damani
Chairman & Managing Director
DIN: 00058396



AUDITED STANDALONE STATEMENT OF ASSETS AND LIABILITIES AS ON 31ST MARCH, 2023

		(₹ In Lakhs)	
Particulars		Year ended 31.03.2023	Year ended 31.03.2022
A ASSETS			
I Non-Current Assets			
Property, Plant and Equipment		108.60	158.87
Capital Work-In-Progress		-	11.39
Financial Assets:			
Investments		2,163.91	2,356.80
Loans		1.69	6.04
Other Financial Assets		5.13	15.91
Deferred Tax Assets (Net)		385.88	390.00
Other Non-Current Assets		98.66	103.22
Total Non-current Assets		2,763.87	3,042.23
II Current Assets			
Inventories		3,435.32	3,356.68
Financial Assets:			
Investments		611.62	640.44
Cash and Cash Equivalents		30.04	318.21
Bank Balances other than above		3.64	5.62
Loans		4,361.84	3,397.82
Other Financial Assets		101.87	91.45
Other Current Assets		815.17	856.72
Assets Held for Sale		73.42	-
Total Current Assets		9,432.92	8,666.94
TOTAL ASSETS		12,196.79	11,709.17
B EQUITY AND LIABILITIES			
I Equity			
Equity Share Capital		299.37	299.37
Other Equity		11,173.53	11,126.47
Total Equity		11,472.90	11,425.84
Liabilities			
II Non-Current Liabilities:			
Financial Liabilities :			
Other Non-Current Financial Liabilities		13.97	-
Provisions		19.59	19.62
Other Non-Current Liabilities		5.53	-
Total Non-Current Liabilities		39.09	19.62
III Current Liabilities			
Financial Liabilities :			
Borrowings		-	35.36
Trade Payables		7.67	13.99
Other Financial Liabilities		100.60	145.64
Other Current Liabilities		516.66	6.69
Provisions		59.87	62.03
Total Current Liabilities		684.80	263.71
Total Liabilities		723.89	283.33
TOTAL EQUITY AND LIABILITIES		12,196.79	11,709.17



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SIMPLEX REALTY LIMITED

CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2023

	2022-23	(₹ In Lakhs) 2021-22
A. CASH FLOW FROM OPERATING ACTIVITIES :		
PROFIT BEFORE TAX	172.49	313.44
Adjustments for :		
Depreciation on property, plant and equipment	14.92	16.35
Interest expenses	2.98	9.80
(Profit)/Loss on sale of investments (net)	1.05	(1.76)
Dividend income	(16.54)	(16.43)
Interest income	(546.23)	(519.67)
Profit on sale of fixed assets	-	(6.48)
Sundry balances written off / (back) - (net)	(14.02)	(4.49)
Changes in fair value of financial assets at fair value through profit or loss	(0.14)	0.62
Unwinding of discount on security deposit	(1.67)	(1.74)
Sundry assets written off	-	0.02
Impairment on Non Current Investment	-	(103.86)
OPERATING LOSS BEFORE EXCEPTIONAL ITEM AND WORKING CAPITAL CHANGES	(387.16)	(314.20)
Adjustment for changes in working capital		
Adjustment for (increase) / decrease in operating assets:		
Inventories	(78.64)	(193.14)
Financial assets	4.62	5.69
Other current assets	17.05	(15.98)
Other bank balances	1.98	3.75
Adjustment for increase / (decrease) in operating liabilities:		
Other financial liabilities	(18.55)	5.76
Trade payables	(6.32)	(1.50)
Long-term provisions	1.59	3.34
Short-term provisions	(2.16)	2.97
Other liabilities	10.17	2.48
CASH GENERATED FROM / (USED IN) OPERATIONS	(457.42)	(500.83)
Direct taxes (paid) / refund received	(29.62)	37.63
NET CASH GENERATED FROM / (USED IN) OPERATING ACTIVITIES	(A) (487.04)	(463.20)
B. CASH FLOW FROM INVESTING ACTIVITIES :		
Purchase of fixed assets / CWIP	(2.18)	(12.10)
Sale of fixed assets	-	8.90
Purchase of investments	(368.00)	(122.00)
Sale of investments	526.35	668.18
Dividend received	16.54	16.43
Interest received	548.01	722.18
Capital advances received	507.00	-
Loans / Inter corporate deposits refund / (given) - net	(962.10)	(437.29)
NET CASH (USED IN) / GENERATED FROM INVESTING ACTIVITIES	(B) 265.62	844.30
C. CASH FLOW FROM FINANCING ACTIVITIES :		
Proceeds from / (repayment) of borrowings (net)	(35.36)	(79.87)
Interest paid	(1.48)	(7.91)
Dividend paid	(29.91)	-
NET CASH (USED IN) FINANCING ACTIVITIES	(C) (66.75)	(87.78)
NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS	(A+B+C) (288.17)	293.32
CASH AND CASH EQUIVALENTS - AT THE START OF THE YEAR	318.21	24.89
CASH AND CASH EQUIVALENTS - AT THE END OF THE YEAR	30.04	318.21
Cash and cash equivalents comprise of :	As on	As on
	31.03.23	31.03.22
Balances with Banks :		
- in Current accounts	29.76	318.16
Cash on hand	0.28	0.05
Cash and cash equivalents	30.04	318.21



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30, Keshavrao Khadye Marg, Sant Gadge Maharaj Chowk, Mahalaxmi (E), Mumbai – 400011

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INDEPENDENT AUDITOR'S REPORT ON AUDIT OF CONSOLIDATED FINANCIAL RESULTS

To
The Board of Directors of
Simplex Realty Limited

Opinion

We have audited the accompanying Statement of Consolidated Financial Results of **SIMPLEX REALTY LIMITED** ("the Company") and its associates (the Company and its associates together referred to as the "Group") for the quarter and year ended 31st March, 2023 (the "Statement"), being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

Basis for Opinion

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 paragraph (a) of Auditor's Responsibilities section below. We are independent of the Company and its associates 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 Consolidated Financial Results for the year ended 31st March, 2023 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 and the audit evidence obtained by the other auditors in terms of their reports referred to in Other Matters section below, is sufficient and appropriate to provide a basis for our audit opinion.

Management's Responsibilities for Consolidated Financial Results

This Statement, which includes the Consolidated Financial Results is the responsibility of the Company's Board of Directors and has been approved by them for the issuance. The Consolidated Financial Results for the year ended 31st March, 2023, have been compiled from the related audited interim consolidated financial information. This responsibility includes the preparation and presentation of the Consolidated Financial Results for the quarter and year ended 31st March, 2023 that give a true and fair view of the consolidated net profit and consolidated other comprehensive income and other financial information of the Company including its associates in accordance with the recognition and measurement principles laid down in the Indian Accounting Standards, 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. The respective Board of Directors of the companies and of its associates are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and its associates 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 respective financial results that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of this Consolidated Financial Results by the Directors of the Company, as aforesaid.

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

The respective Board of Directors of the Company and of its associates are responsible for overseeing the financial reporting process of the Company and of its associates.

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

Our objectives are to obtain reasonable assurance about whether the Consolidated 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 this Consolidated 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 Consolidated 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 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 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 and its associates 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 Consolidated 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 and its associates to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Annual Consolidated Financial Results, including the disclosures, and whether the Annual Consolidated Financial Results represent the underlying transactions and events in a manner that achieves fair presentation.
- Perform procedures in accordance with the circular issued by the SEBI under Regulation 33(8) of the Listing Regulations to the extent applicable.
- Obtain sufficient appropriate audit evidence regarding the Annual Financial Results/ Financial Information of the, entities within the Company and its associates and to express an opinion on the Annual Consolidated Financial Results. We are responsible for the direction, supervision and performance of the audit of financial information of such entities included in the Consolidated Financial Results of which we are the independent auditors.

Materiality is the magnitude of misstatements in the Annual Consolidated Financial Results that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Annual Consolidated 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 Annual Consolidated Financial Results.

We communicate with those charged with governance of the Company 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 **Khandelwal and Mehta LLP**
Chartered Accountants
Firm Reg. No. W100084

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Date: 2023.05.16
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Place: Mumbai
Date: 16th May, 2023.
UDIN: 23101388BGXLKG2694

(Sunil Khandelwal)
Partner
Membership No: 101388

STATEMENT OF AUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED 31ST MARCH, 2023

(₹ in Lakhs)

Sr. No.	Particulars	Quarter ended			Year ended	
		31.03.2023	31.12.2022	31.03.2022	31.03.2023	31.03.2022
		Audited	Unaudited	Audited	Audited	Audited
1	Revenue from operations	22.88	20.25	20.84	158.19	198.49
2	Other income	163.71	151.63	152.89	609.71	576.53
3	Total income (1+2)	186.59	171.88	173.73	767.90	775.02
4	Expenses					
	a) Cost of development/sales	-	-	-	69.01	102.36
	b) Employee benefits expense	71.86	77.73	68.51	294.89	271.28
	c) Finance costs	0.34	0.41	1.80	2.98	9.80
	d) Depreciation	3.35	3.98	4.05	14.92	16.35
	e) Other expenses	41.34	83.02	44.31	213.61	165.65
	Total expenses	116.89	165.14	118.67	595.41	565.44
5	Profit before share of profit/(loss) of associates, exceptional items and tax (3-4)	69.70	6.74	55.06	172.49	209.58
6	Share of profit/(loss) of associates	(1.75)	(0.65)	26.37	(3.26)	34.32
7	Profit before exceptional items and tax (5+6)	67.95	6.09	81.43	169.23	243.90
8	Exceptional items	-	-	-	-	-
9	Profit before tax (7-8)	67.95	6.09	81.43	169.23	243.90
10	Tax expenses :					
	Current tax	11.79	6.62	14.98	31.48	29.31
	Deferred tax liability/ (asset)	6.02	(5.00)	12.06	10.90	34.55
	Earlier year taxes	-	-	2.77	0.11	2.77
11	Profit for the period (9-10)	50.14	4.47	51.62	126.74	177.27
12	Other Comprehensive Income/(Expense) - (OCI) -(net of tax)					
	a) Items that will not be reclassified to profit or loss	(8.82)	15.66	(14.36)	(27.15)	10.54
	b) Items that may be reclassified to profit or loss	2.70	(2.32)	(4.91)	(25.88)	7.60
	Total Other Comprehensive Income/(Expense)	(6.12)	13.34	(19.27)	(53.03)	18.14
13	Total Comprehensive Income/(Expense) for the period (11+12)	44.02	17.81	32.35	73.71	195.41
14	Paid-up equity share capital (face value of ₹10/- each)	299.14	299.14	299.14	299.14	299.14
15	Other equity excluding Revaluation reserves	-	-	-	10,718.22	10,674.42
16	Basic & Diluted earnings per share (face value of ₹10/- each)*	1.68	0.15	1.73	4.24	5.93

* Not annualised, except year end basic and diluted EPS

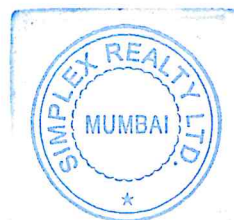
Notes :-

- The above results of the Company have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 16th May, 2023.
- The Board of Directors have recommended a dividend of ₹ 1 per equity share (Face value of ₹10/- each) for the year ended 31st March, 2023 subject to approval of members at the Annual General Meeting.
- The financial results are in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013 read with rules made thereunder and other recognised accounting practices and policies to the extent applicable.
- As per the provisions of the Companies Act 2013, financial statements of associates of the Company needs to be consolidated and hence equity method of accounting as per Ind AS 28 "Investments in Associates and Joint Ventures" has been followed in presenting consolidated financial statements.
- Standalone information :

Particulars	Quarter ended			Year ended	
	31.03.2023	31.12.2022	31.03.2022	31.03.2023	31.03.2022
	Audited	Unaudited	Audited	Audited	Audited
Total income (including other income)	186.59	171.88	277.59	767.90	878.88
Profit/(Loss) before tax	69.70	6.74	158.92	172.49	313.44
Profit/(Loss) after tax	51.89	5.12	129.11	130.00	246.81

- The figures of the last quarter are the balancing figures between audited figures in respect of the full financial year and the published year to date figures upto the third quarter of the respective financial year.
- The statutory auditors have expressed an unqualified audit opinion on the audited consolidated financial results for the quarter and year ended 31st March, 2023.
- The Company has only one business segment viz "real estate development", disclosure under Ind AS 108 on "Operating Segments" is not applicable.
- Figures of the previous period / year have been regrouped wherever necessary to conform to the current period / year presentation.

Place: Mumbai,
Dated: 16th May, 2023



For Simplex Realty Limited

Nandan Damani
Nandan Damani
Chairman & Managing Director
DIN: 00058396

CIN-L17110MH1912PLC000351

30, Keshavrao Khadye Marg, Sant Gadge Maharaj Chowk, Mahalaxmi (E), Mumbai – 400011
T : +91 22 2308 2951 | F : +91 22 23072773 | E : investors@simplex-group.com | W : www.simplex-group.com



AUDITED CONSOLIDATED STATEMENT OF ASSETS AND LIABILITIES AS ON 31ST MARCH, 2023

Particulars	(₹ In Lakhs)	
	Year ended 31.03.2023	Year ended 31.03.2022
A ASSETS		
I Non-Current Assets		
Property, Plant and Equipment	108.60	158.87
Capital Work-In-Progress	-	11.39
Financial Assets:		
Investments accounted for using the equity method	738.06	741.32
Investments - others	970.54	1,163.43
Loans	1.69	6.04
Other Financial Assets	5.13	15.91
Deferred Tax Assets (Net)	385.88	390.00
Other Non-Current Assets	98.66	103.22
Total Non-current Assets	2,308.56	2,590.18
II Current Assets		
Inventories	3,435.32	3,356.68
Financial Assets:		
Investments	611.62	640.44
Cash and Cash Equivalents	30.04	318.21
Bank Balances other than above	3.64	5.62
Loans	4,361.84	3,397.82
Other Financial Assets	101.87	91.45
Other Current Assets	815.17	856.72
Assets Held for Sale	73.42	-
Total Current Assets	9,432.92	8,666.94
TOTAL ASSETS	11,741.48	11,257.12
B EQUITY AND LIABILITIES		
I Equity		
Equity Share Capital	299.37	299.37
Other Equity	10,718.22	10,674.42
Total Equity	11,017.59	10,973.79
Liabilities		
II Non-Current Liabilities:		
Financial Liabilities :		
Other Non-Current Financial Liabilities	13.97	-
Provisions	19.59	19.62
Other Non-Current Liabilities	5.53	-
Total Non-Current Liabilities	39.09	19.62
III Current Liabilities		
Financial Liabilities :		
Borrowings	-	35.36
Trade Payables	7.67	13.99
Other Financial Liabilities	100.60	145.64
Other Current Liabilities	516.66	6.69
Provisions	59.87	62.03
Total Current Liabilities	684.80	263.71
Total Liabilities	723.89	283.33
TOTAL EQUITY AND LIABILITIES	11,741.48	11,257.12



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SIMPLEX REALTY LIMITED

CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH 2023

	(₹ In Lakhs)	
	2022-23	2021-22
A. CASH FLOW FROM OPERATING ACTIVITIES :		
PROFIT BEFORE TAX	169.23	243.90
Adjustments for :		
Depreciation on property, plant and equipment	14.92	16.35
Interest expenses	2.98	9.80
(Profit)/Loss on sale of investments (net)	1.05	(1.76)
Dividend income	(16.54)	(16.43)
Interest income	(546.23)	(519.67)
Profit on sale of fixed assets	-	(6.48)
Sundry balances written off / (back) - (net)	(14.02)	(4.49)
Share of (profit) / loss of associate	3.26	(34.32)
Changes in fair value of financial assets at fair value through profit or loss	(0.14)	0.62
Unwinding of discount on security deposit	(1.67)	(1.74)
Sundry assets written off	-	0.02
OPERATING LOSS BEFORE EXCEPTIONAL ITEM AND WORKING CAPITAL CHANGES	(387.16)	(314.20)
Adjustment for changes in working capital		
Adjustment for (increase) / decrease in operating assets:		
Inventories	(78.64)	(193.14)
Other financial assets	4.62	5.69
Other current assets	17.05	(15.98)
Other bank balances	1.98	3.75
Adjustment for increase / (decrease) in operating liabilities:		
Other financial liabilities	(18.55)	5.76
Trade payables	(6.32)	(1.50)
Long-term provisions	1.59	3.34
Short-term provisions	(2.16)	2.97
Other liabilities	10.17	2.48
CASH GENERATED FROM / (USED IN) OPERATIONS	(457.42)	(500.83)
Direct taxes (paid) / refund received	(29.62)	37.63
NET CASH GENERATED FROM / (USED IN) OPERATING ACTIVITIES	(A) (487.04)	(463.20)
B. CASH FLOW FROM INVESTING ACTIVITIES :		
Purchase of fixed assets / CWIP	(2.18)	(12.10)
Sale of fixed assets	-	8.90
Purchase of investments	(368.00)	(122.00)
Sale of investments	526.35	668.18
Dividend received	16.54	16.43
Interest received	548.01	722.18
Capital advances received	507.00	-
Loans / Inter corporate deposits refund / (given) - net	(962.10)	(437.29)
NET CASH (USED IN) / GENERATED FROM INVESTING ACTIVITIES	(B) 265.62	844.30
C. CASH FLOW FROM FINANCING ACTIVITIES :		
Proceeds from / (repayment) of borrowings (net)	(35.36)	(79.87)
Interest paid	(1.48)	(7.91)
Dividend paid	(29.91)	-
NET CASH (USED IN) FINANCING ACTIVITIES	(C) (66.75)	(87.78)
NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS	(A+B+C) (288.17)	293.32
CASH AND CASH EQUIVALENTS - AT THE START OF THE YEAR	318.21	24.89
CASH AND CASH EQUIVALENTS - AT THE END OF THE YEAR	30.04	318.21
Cash and cash equivalents comprise of :	As on	As on
	31.03.23	31.03.22
Balances with Banks :		
- in Current accounts	29.76	318.16
Cash on hand	0.28	0.05
Cash and cash equivalents	30.04	318.21



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16th May, 2023

Department of Corporate Services

BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai-400001

Dear Sir/Madam,

Ref: BSE Security Code 503229

Sub: Declaration pursuant to Regulation 33(3)(d) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

In terms of the provisions of Regulation 33(3)(d) of the SEBI Listing Regulations, as amended by SEBI Notification No. SEBI/LAD-NRO/GN/2016-17/001 dated 25thMay, 2016 read with SEBI Circular No. CIR/CFD/CMD/56/2016 dated 27thMay, 2016, we hereby declare and confirm that the Statutory Auditor of the Company, M/s Khandelwal and Mehta LLP, Chartered Accountants, (ICAI Firm Registration No. W100084), has issued an Audit Report with unmodified opinion on the Annual Audited Financial Results (Standalone and Consolidated) of the Company for the quarter/year ended 31st March, 2023.

Kindly take the same on your record.

Thanking you,

Yours faithfully,

For **Simplex Realty Limited**

A handwritten signature in blue ink that reads "Surendra Kabra".

Surendra Kabra
Chief Financial Officer