

B-RIGHT REALESTATE LIMITED

CIN:L70100MH2007PLC282631



Building Real Value Homes

May 27, 2024

To,
The Listing Department
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai - 400 001

Dear Sir/Madam,

Scrip Code-543543

Sub: Outcome of the Board Meeting held on Monday, May 27, 2024.

In continuation to our letter dated May 17, 2024, we wish to inform you that the Board of Directors of the Company at its meeting held today i.e., May 27, 2024 at 12:30 P.M. have approved the following:

1. Standalone & Consolidated Audited Financial Results of the Company for the half year and year ended on March 31, 2024 and auditors report thereon.
2. Appointment of Mr. Gaurav Anand (ACS:73886) as Company Secretary & Compliance Officer of the Company.
3. Any other matter with the permission of the Chairman.

Accordingly, in terms of Regulation 33 and Regulation 30 of the SEBI (LODR) Regulation, 2015, we enclose herewith:

1. Consolidated & Standalone Audited Financial Results of the Company for the half year and year ended on March 31, 2024; and
2. Statutory Audit Report on the Audited Standalone and Consolidated Financial Results for the half-year ended on March 31, 2024 and for the year ended on March 31, 2024.
3. Appointment of Mr. Gaurav Anand (ACS:73886) as Company Secretary & Compliance Officer of the Company.
4. Project updates of B-Right Real Estate Limited

The Report of ADV & Associates, the Statutory Auditors of the Company, is with unmodified opinion with respect to the Audited Standalone and Consolidated Financial Results for the half-year ended on March 31, 2024 and for the year ended on March 31, 2024.

Regd. Office : 702,7th Floor, Shah Trade Centre, Rani Sati Road, Malad (East), Mumbai - 400097

Tel : 022 - 4603 5689 ● E-mail : info@b-rightgroup.com ● Website : www.b-rightgroup.com

B-RIGHT REALESTATE LIMITED

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Please note that the meeting was concluded at 06:45 P.M.

This is for your information and record. Kindly take the above information on your record.

Thanking you,
Yours faithfully,
For B-Right Real Estate Limited

PARAS
HANSRAJBH
AI DESAI

Digitally signed by
PARAS HANSRAJBHAI
DESAI
Date: 2024.05.27
18:49:02 +05'30'

Paras Hansrajbhai Desai
Managing Director
Din: 07302022
Place: Mumbai





Independent Auditor's Report on the Half yearly and year-to-date Standalone Financial Results of the Company Pursuant to the Regulations 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To
The Board of Directors of
B-Right Realestate Limited

Report on the audit of the Standalone Financial Results

Opinion

1. We have audited the accompanying statement of standalone financial results of **B-Right Realestate Limited** ("the Company") for the Half year ended 31st March 2024 and the year-to-date results for the period from 1st April 2023 to 31st March 2024 ("the Statement"), being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").
2. In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Statement:
 - 2.1. are presented in accordance with the requirements of the Listing Regulations in this regard; and
 - 2.2. give a true and fair view in conformity with the recognition and measurement principles laid down in the applicable accounting standards ("AS") and other accounting principles generally accepted in India, of the net profit and other financial information for the Half Year ended 31st March 2024 and the year-to-date results for the period from 1st April 2023 to 31st March 2024.

Basis for Opinion

3. We conducted our audit in accordance with the Standards on Auditing ("SA") specified under section 143(10) of the Companies Act, 2013 ("the Act"). Our responsibilities under those SAs 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 statements 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 Code of Ethics. We believe that the audit evidence obtained is sufficient and appropriate to provide a basis for our opinion.

Management's responsibilities for the Standalone Financial Results

4. The Statement has been prepared on the basis of the annual financial statements. The Company's Board of Directors are responsible for the preparation and presentation of the Statement that give a true and fair view of the net profit and loss and other financial information in accordance with the recognition and measurement principles laid down in Accounting Standard 25 (AS 25), '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 the Listing Regulations. This responsibility also includes maintenance of 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 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 Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

5. In preparing the Statement, 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.
6. 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

7. Our objectives are to obtain reasonable assurance about whether the Statement 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 the Statement.
8. As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:
 - 8.1 Identify and assess the risks of material misstatement of the Statement, 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.
 - 8.2 Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion through a separate report on the complete set of standalone financial statements on whether the Company has adequate internal financial controls with reference to standalone financial statements in place and the operating effectiveness of such controls.
 - 8.3 Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
 - 8.4 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





ADV & ASSOCIATES
CHARTERED ACCOUNTANTS

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.


- 8.5 Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represents the underlying transactions and events in a manner that achieves fair presentation.
9. 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.
10. 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.

Emphasis of Matter

11. Balances of Trade receivables, Trade Payables, Advance and deposits received/ given, from /to customers are subject to confirmations and subsequent reconciliation.
12. The annual financial results dealt with by this report have been prepared for the purpose of filing with the stock exchanges. These results are based on and should be read with the audited financial statement of the Company for the year ended 31st March, 2024 on which we issued an unmodified audit opinion vide our report dated 27th May, 2024.

For and on behalf of
A D V & Associates
Chartered Accountant
FRN: 128045W

Prakash Mandhaniya



Prakash Mandhaniya

Partner

Membership No.: 421679

Date: 27.05.2024

Place: Mumbai

UDIN: 24421679BKFSVW5657

B-RIGHT REALESTATE LIMITED

CIN : L70100MH2007PLC282631

Statement of Standalone Assets and Liabilities as at 31st March, 2024

Particulars	Year Ended 31st March 2024 (Amount in Lakhs)	Year Ended 31st March 2023 (Amount in Lakhs)
I. EQUITY AND LIABILITIES		
(1) Shareholder's funds		
(a) Share capital	1,033.12	1,033.12
(b) Surplus	12,929.43	12,688.74
(c) Money received against share warrants		
(2) Share Application Pending Allotment		
	-	-
(3) Non-current liabilities		
(a) Long-term borrowings	1,370.43	685.80
(b) Deferred tax liability (net)	43.14	22.43
(c) Other Long term liabilities	8.10	8.10
(d) Long term provision		
(4) Current liabilities		
(a) Short term borrowings	81.36	19.47
(b) Trade payables		
(A) total outstanding dues of micro enterprises and small enterprises; and	-	-
(B) total outstanding dues of creditors other than micro enterprises and small enterprises	-	-
(c) Other current liabilities	1,028.25	866.79
(d) Short-term provisions	-	-
Total	16,493.84	15,324.46
II.Assets		
(1) Non-current assets		
(a) Property, plant and equipment and Intangible assets		
(i) Property, plant and equipment	2,089.58	1,213.26
(ii) Intangible assets	-	-
(iii) Capital work -in- progress	-	-
(iv) Inangible assets under development	-	-
(b) Non-current investments	1,925.96	1,066.29
(c) Deffered Tax Assets (net)	-	-
(d) Long term loan & Advances	5,652.07	6,518.19
(e) Other non current Assets		
(2) Current assets		
(a) Current Investment	6,256.56	6,122.28
(b) Inventories- Project WIP	310.31	315.29
(c) Trade receivables	-	-
(d) Cash and cash equivalentents	156.35	21.67
(e) Short Term loans & Advances	-	-
(f) Other Current Assets	103.01	67.49
Total	16,493.84	15,324.46

For & On Behalf of the Board

B-RIGHT REALESTATE LIMITED

Sanjay Nathalal Shah
Whole Time Director
DIN : 00003142

Date: May 27, 2024

Place: Mumbai



B-RIGHT REALESTATE LIMITED

CIN : L70100MH2007PLC282631


Statement of Standalone Financial Results for the Year ended on 31st March, 2024

Particulars	Half Year Ended 31st March 2024 (Amount in Lakhs)	Half Year Ended 30th Sept 2023 (Amount in Lakhs)	Half Year Ended 31 st March 2023 (Amount in Lakhs)	Year Ended 31st March 2024 (Amount in Lakhs)	Year Ended 31st March 2023 (Amount in Lakhs)
	(Audited)	(Unaudited)	(Audited)	(Audited)	(Audited)
I. Revenue from operations	299.34	226.94	151.97	526.28	351.07
II. Other income	62.93	73.10	85.84	136.03	164.68
III. Total Income	362.27	300.04	237.81	662.31	515.75
IV. <u>Expenses:</u>					
Cost of materials consumed	-	-	-	-	-
Purchase of stock-in-Trade	-	-	-	-	-
Changes in inventories of finished goods	-	-	-	-	-
Work-in-progress and Stock-in-Trade	-	-	-	-	-
Employee benefit expense	13.90	14.43	14.73	28.34	27.93
Financial costs	73.03	34.22	39.48	107.26	69.87
Depreciation and amortisation cost	79.13	55.58	37.75	134.71	68.47
Other expenses	67.49	62.95	88.67	130.44	151.09
Total expenses	233.56	167.19	180.63	400.74	317.35
V. Profit before exceptional and extraordinary items and tax (III-IV)	128.72	132.85	57.18	261.56	198.40
VI. Exceptional items	-	-	-	-	-
VII. Profit before extraordinary items and tax (V - VI)	-	-	-	-	-
VIII. Extraordinary Items	-	-	-	-	-
IX. Profit before tax (VII-VIII)	-	-	-	-	-
X. Tax expense					
(1) Current tax	-	-	-	-	-
(2) Deferred tax	7.50	13.21	6.14	20.71	12.83
XI. Profit (Loss) for the period from continuing operations (VII-VIII)	-	-	-	-	-
XII. Profit/(loss) from discontinuing operations	-	-	-	-	-
XIII. Tax expense of discontinuing operations	-	-	-	-	-
XIV. Profit/(loss) from Discontinuing operations (after tax) (XII-XIII)	-	-	-	-	-
XV. Profit/ (Loss) (XI + XIV)	121.22	119.64	51.04	240.86	185.57
XVI. Earning per equity share:					
Face value per equity shares Rs.10/- fully paid up.					
(1) Basic	1.17	1.16	0.55	2.33	1.94
(2) Diluted	1.17	1.16	0.55	2.33	1.94


Notes

- The Audited Financial Results were reviewed by the Audit Committee and approved by Board of Directors at their meeting held on 27th May, 2024 and the statutory Auditor has issued unqualified Report on the same.
- The Results for the half year ended and year ended 31st March, 2024 are audited by the statutory auditor of the company in compliance with Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
- Figures of half year ended 31st March, 2024 are the balancing figure between audited figures in respect of the full financial year 2023-24 and unaudited figures of first half of the relevant financial year.
- Previous period's/year figures have been re-grouped whenever necessary to correspond with the current period's/year figures.

For & On Behalf of the Board
B-RIGHT REALESTATE LIMITED


Sanjay Nathal Shah
Whole Time Director
DIN : 00003142
Date: May 27, 2024
Place: Mumbai



B-RIGHT REALESTATE LIMITED		
CIN : L70100MH2007PLC282631		
Standalone Cash Flow Statement For The Year Ended 31st March, 2024		
Particulars	Year Ended 31st March 2024 (Amount in Lakhs)	Year Ended 31st March 2023 (Amount in Lakhs)
A. CASH FLOW FROM OPERATING ACTIVITIES		
Net profit before tax and extraordinary items	261.56	198.40
Adjustments for:		
Depreciation and amortisation expense	134.71	68.47
(Profit) / Loss on sale of Property	-	(45.16)
(Profit) / Loss on sale of Car	-	(21.50)
Interest Income on Income tax refund	-	-
Long Term Capital Gain	-	-
Adjustments for:		
Add: Loss on Sale of Property	-	-
Interest expenses	(107.26)	(69.87)
Appropriation of profits	-	-
Operating profit / (loss) before working capital changes	289.02	130.33
Changes in working capital:		
Increase / (Decrease) in trade payable	-	-
Increase / (Decrease) in short term borrowing	61.88	(2.08)
Increase / (Decrease) in other current liabilities	161.46	858.73
(Increase) / Decrease in short term Provisions	-	-
(Increase)/decrease in Other current assets	(35.52)	127.62
(Increase)/decrease in Inventories	4.98	(315.29)
	192.79	669.98
CASH FLOW FROM / (USED IN) OPERATING ACTIVITIES	481.81	800.31
Less: Taxes paid	-	-
NET CASH FLOW FROM / (USED IN) OPERATING ACTIVITIES	481.81	800.31
B. CASH FLOW FROM INVESTING ACTIVITIES		
(Increase) / Decrease in long term loan and advances	866.12	(5,424.74)
Sale of Fixed Assets	-	115.25
Profit on sale of Fixed assets	-	66.66
Movement in current Investments	(993.96)	(18.37)
Movements in Intangible Assets	-	-
Interest on Income tax refund	-	-
Purchase /Conversion of Fixed Asset	(1,011.03)	(124.13)
Movement in Investments	-	-
NET CASH FLOW FROM / (USED IN) INVESTING ACTIVITIES	(1,138.86)	(5,385.33)
C. CASH FLOW FROM FINANCING ACTIVITIES		
Transfer from Reserve and Security Premium	(0.17)	(650.37)
Interest expenses	107.26	69.87
Increase in Share Capital	-	940.22
Increase in Share Premium	-	4,145.86
Increase/(decrease) in Long term Borrowings	684.63	28.63
Increase/(decrease) in Long term Liabilities	-	(41.90)
NET CASH FLOW FROM / (USED IN) FINANCING ACTIVITIES	791.72	4,492.30
NET INCREASE / (DECREASE) IN CASH & CASH EQUIVALENTS (A+B+C)	134.68	(92.71)
Cash and Cash equivalents at beginning period (Refer Note 14)	21.67	114.39
Cash and Cash equivalents at end of period (Refer Note 14)	156.35	21.67
D. Cash and Cash equivalents comprise of		
Cash on hand	1.99	1.47
Balances with banks		
In current accounts	154.36	20.20
Total	156.35	21.67
This Cash Flow Statement has been prepared as per "Indirect Method" as prescribed by Accounting Standard - 3 (revised) "Cash Flow Statements"		
<p>For & On Behalf of the Board B-RIGHT REALESTATE LIMITED</p> <p>Sanjay Nathalal Shah Whole Time Director DIN : 00003142 Date: May 27, 2024 Place: Mumbai</p> 		



Independent Auditor's Report on the Half yearly and year-to-date Consolidated Financial Results of the Company Pursuant to the Regulations 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To
The Board of Directors of
B-Right Realestate Limited

Report on the Audit of the Consolidated Financial Results

Opinion

1. We have audited the accompanying statement of consolidated financial results of **B-Right Realestate Limited** ("the Company") and its subsidiaries (the Company and its subsidiaries together referred to as "the Group"), for the half year ended 31st March 2024 and the year to date results for the period from 1st April 2023 to 31st March 2024 ("the Statement"), being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").
2. In our opinion and to the best of our information and according to the explanations given to us, and based on the consideration of reports of the other auditors on separate audited financial statements of the subsidiaries, the aforesaid Statement:

2.1 Includes the results of the following Subsidiary Companies;

Sr.no	Name of LLP/Firm	Subsidiary or Associate
1.	B-Right Realestate Venture LLP	Subsidiary
2.	Farewell Realestate Private Limited	Subsidiary
3.	B-Right Housecon LLP	Step down Subsidiary
4.	B-Right Ny Esquare LLP	Step down Subsidiary
5.	Brv Leasing Andheri LLP	Step down Subsidiary
6.	Jaliyan B-Right Developers Private Limited	Step down Subsidiary
7.	B-Right Realty Lonavala LLP	Step down Subsidiary
8.	Darc Realty LLP	Step down Subsidiary
9.	B-Right RMBD Developers LLP	Step down Subsidiary
10.	Siddhivinayak Developers Kurar	Step down Subsidiary





11.	D M Realtors	Step down Subsidiary
12.	B-Right Archpro Ventures	Step down Subsidiary
13.	Jaliyan Developers	Step down Subsidiary
14.	Parth Construction	Step down Subsidiary
15.	B-Right Tathaastu Ventures Private Limited	Step down Subsidiary
16.	Brv Realty Private Limited	Step down Subsidiary
17.	B-Right DNS Realty Private Limited	Step down Subsidiary
18.	B-Right Purple Realtors Private Limited	Step down Subsidiary
19.	B-Right RMBD Realtors Private Limited	Step down Subsidiary
20.	Kamla Shiv Developer	Step down Subsidiary
21.	Vastu Rachna Developers	Step down Subsidiary

2.2 is presented in accordance with the requirements of the Listing Regulations; and

2.3 gives a true and fair view, in conformity with the applicable accounting standards ("AS") and other accounting principles generally accepted in India, of the consolidated net profit, other comprehensive income and other financial information of the group for the half year ended 31st March 2024 and the year-to-date results for the period from 1st April 2023 to 31st March 2024.

Basis for Opinion

3. We conducted our audit in accordance with the Standards on Auditing ("SA") specified under section 143(10) of the Companies Act, 2013 ("the Act"). Our responsibilities under those SAs are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Results section of our report. We are independent of the group 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 statements 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 Code of Ethics. We believe that the audit evidence obtained by us and other auditors in terms of their reports referred to in "Other Matter" paragraph below, is sufficient and appropriate to provide a basis for our opinion.





Management's Responsibilities for the Consolidated Financial Results

4. The Statement has been prepared on the basis of the consolidated annual financial statements. The Company's Board of Directors are responsible for the preparation and presentation of the Statement that give a true and fair view of the consolidated net profit and loss and other comprehensive income and other financial information of the group in accordance with the recognition and measurement principles laid down in AS 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 the Listing Regulations. The respective Board of Directors of the companies included in the group are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of each company and the group 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 accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement 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 the Statement by the Directors of the Parent, as aforesaid.
5. In preparing the Statement, the respective Board of Directors of the companies included in the group are responsible for assessing the ability of each company and the group 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 the Company and the group or to cease operations, or has no realistic alternative but to do so.
6. The respective Board of Directors of the companies included in the group are responsible for overseeing the financial reporting process of the group.

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

7. Our objectives are to obtain reasonable assurance about whether the statement 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 the statement.
8. As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:





- 8.1 Identify and assess the risks of material misstatement of the Statement, 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.
- 8.2 Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion through a separate report on the complete set of consolidated financial statements on whether the Group has adequate internal financial controls with reference to consolidated financial statements in place and the operating effectiveness of such controls.
- 8.3 Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by Board of Directors.
- 8.4 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 Group 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 Group to cease to continue as a going concern.
- 8.5 Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represents the underlying transactions and events in a manner that achieves fair presentation.
- 8.6 Obtain sufficient appropriate audit evidence regarding the financial results of the entities within the group to express an opinion on the Statement. 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. For the other entities included in the Statement, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.
9. We communicate with those charged with governance of the Company and such other entities included in the Statement of which we are the independent auditors 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.





ADV & ASSOCIATES
CHARTERED ACCOUNTANTS

10. 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.
11. We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33(8) of the Listing Regulations, as amended, to the extent applicable.

Other Matters

12. Two (2) Subsidiary Companies and Nineteen (19) step down Subsidiary included in the statement whose result reflect total revenues of Rs. 3,842.51 lakhs and, net profit of Rs. 878.90 lakhs and, for the Year ended 31st March, 2024 as considered in the Statement. These financial results have been reviewed by the other auditors whose reports have been furnished to us by the Management, and our conclusion in so far as it relates to the amounts and disclosures included in respect of these subsidiaries and step-down subsidiaries, is based solely on the reports of such other auditors and the procedures performed by us.
13. Balances of Trade receivables, Trade Payables, Advance and deposits received/ given, from /to customers are subject to confirmations and subsequent reconciliation.
14. The Statement includes the results for the half year ended 31st March, 2024 being the balancing figure between audited figures in respect of the full financial year and previous half year ended of the current financial year which were subject to limited review.
15. The annual financial results dealt with by this report have been prepared for the purpose of filing with the stock exchanges. These results are based on and should be read with the audited financial statement of the Company for the year ended 31st March, 2024 on which we issued an unmodified audit opinion vide our report dated 27th May, 2024.

For and on behalf of
ADV & Associates
Chartered Accountants
FRN: 128045W

Prakash Mandhaniya

Prakash Mandhaniya

Partner

Membership No. 421679

Date: 27.05.2024

Place: Mumbai


UDIN: 24421679BKFSVX5596



B-RIGHT REALESTATE LIMITED
CIN : L70100MH2007PLC282631
Statement Of Consolidated Assets & Liabilities as at 31st March, 2024

Particulars	Year Ended 31st March 2024 (Amount in Lakhs)	Year Ended 31st March 2023 (Amount in Lakhs)
I. EQUITY AND LIABILITIES		
(1) Shareholder's funds		
(a) Share capital	1,033.12	1,033.12
(b) Surplus	12,921.50	12,686.55
(c) Money received against share warrants		
(2) Minority Interest		
	401.33	112.27
(3) Share Application Pending Allotment		
	-	-
(4) Non-current liabilities		
(a) Long-term borrowings	4,295.99	685.80
(b) Deferred tax liability (net)	43.19	22.43
(c) Other Long term liabilities	8.10	8.10
(d) Long term provision		
(5) Current liabilities		
(a) Short term borrowings	11,113.49	3,239.28
(b) Trade payables		
(A) total outstanding dues of micro enterprises and small enterprises; and	-	-
(B) total outstanding dues of creditors other than micro enterprises and small enterprises	52.12	158.67
(c) Other current liabilities	14,297.12	7,656.15
(d) Short-term provisions	330.02	118.82
Total	44,495.97	25,721.19
II. Assets		
(1) Non-current assets		
(a) Property, plant and equipment and Intangible assets		
(i) Property, plant and equipment	3,024.67	1,214.04
(iii) Intangible assets	169.30	169.30
(iii) Capital work -in- progress		
(iv) Inangible assets under development		
(b) Non-current investments	1,294.49	1,101.41
(c) Deffered Tax Assets (net)	-	-
(d) Long term loan & Advances	5,110.63	6,148.19
(e) Other non current Assets		
(2) Current assets		
(a) Current Investment	1,270.34	2,986.52
(b) Inventories	20,173.76	6,845.54
(c) Trade receivables	-	-
(d) Cash and cash equivalents	419.29	339.80
(e) Short Term loans & Advances	12,630.86	6,639.49
(f) Other Current Assets	402.64	276.91
Total	44,495.97	25,721.19

For & On Behalf of the Board
B-RIGHT REALESTATE LIMITED


Sanjay Nathal Shah
 Whole Time Director
 DIN : 00003142
 Date: May 27, 2024
 Place: Mumbai



B-RIGHT REALESTATE LIMITED
CIN : L70100MH2007PLC282631


Statement Of Consolidated Financial Results For The Year Ended 31st March, 2024

	Particulars	Half Year Ended 31st March 2024 (Amount in Lakhs)	Half Year Ended 30th Sept 2023 (Amount in Lakhs)	Half Year Ended 31st March 2023 (Amount in Lakhs)	Year Ended 31st March 2024 (Amount in Lakhs)	Year Ended 31st March 2023 (Amount in Lakhs)
		(Audited)	(Unaudited)	(Audited)	(Audited)	(Audited)
I.	Revenue from operations	2,210.66	1,878.93	731.63	4,089.58	1,721.81
II.	Other income	65.19	73.10	105.64	138.29	204.40
III.	Total Income	2,275.84	1,952.03	837.27	4,227.87	1,926.20
IV.	<u>Expenses:</u>					
	Cost of materials consumed	1,780.83	2,298.99	1,253.78	4,079.82	1,942.24
	Purchase of stock-in-Trade			-		
	Changes in inventories	(216.15)	(945.24)	(709.57)	(1,161.39)	(803.11)
	Work-in-progress and Stock-in-Trade			-		
	Employee benefit expense	28.74	14.43	33.34	43.17	59.05
	Financial costs	87.03	34.22	55.17	121.25	85.65
	Depreciation and amortisation cost	79.48	55.58	37.75	135.06	68.47
	Other expenses	37.91	108.37	78.74	146.29	141.83
	Total expenses	1,797.84	1,566.35	749.21	3,364.20	1,494.14
V.	Profit before exceptional and extraordinary items and tax (III-IV)	478.00	385.67	88.06	863.67	432.07
VI.	Exceptional items	-	-	-	-	-
VII.	Profit before extraordinary items and tax (V - VI)	478.00	385.67	88.06	863.67	432.07
VIII.	Extraordinary Items	-	-	-	-	-
IX.	Profit before tax (VII-VIII)	-	-	-	-	-
X.	Tax expense					
	(1) Current tax	189.90	120.79	13.68	310.69	118.82
	(2) Deferred tax	7.55	13.21	6.14	20.75	12.83
XI.	Profit (Loss) for the period from continuing operations (VII-XIII)	280.55	251.68	68.24	532.23	300.41
XII.	Share of Profit/(loss) transferred to Minority	154.04	135.19	14.03	289.23	112.27
XIII.	Share of profit/(loss) of Associates	-	1.51	(2.83)	-	(2.83)
XIV.	Profit/(loss) from discontinuing operations	-	-	-	-	-
XV.	Tax expense of discontinuing operations	-	-	-	-	-
XVI.	Profit/(loss) from Discontinuing operations (after tax) (XII-XIII)	-	-	-	-	-
XVII.	Profit/ (Loss) (XI + XIV)	126.51	118.00	57.03	243.00	190.97
XVIII.	Earning per equity share:					
	Face value per equity shares Rs. 10/- fully paid up.					
	(1) Basic	1.22	1.14	0.61	2.35	2.00
	(2) Diluted	1.22	1.14	0.61	2.35	2.00


Notes

- The Audited Financial Results were reviewed by the Audit Committee and approved by Board of Directors at their meeting held on 27th May, 2024 and the statutory Auditor has issued unqualified Report on the same.
- The Results for the half year ended and year ended 31st March, 2024 are audited by the statutory auditor of the company in compliance with Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
- Figures of half year ended 31st March, 2024 are the balancing figure between audited figures in respect of the full financial year 2023-24 and unaudited figures of first half of the relevant financial year.
- Previous period's/year figures have been re-grouped whenever necessary to correspond with the current period's/year figures.

For & On Behalf of the Board
B-RIGHT REALESTATE LIMITED


Sanjay Nathal Shah
Whole Time Director
DIN : 00003142
Date: May 27, 2024
Place: Mumbai



B-RIGHT REALESTATE LIMITED		
CIN : L70100MH2007PLC282631		
Consolidated Cash Flow Statement For The Year Ended 31st March, 2024		
(Rs. in Lakhs)		
Particulars	Year Ended 31st March 2024 (Amount in Lakhs)	Year Ended 31st March 2023 (Amount in Lakhs)
A. CASH FLOW FROM OPERATING ACTIVITIES		
Net profit before tax and extraordinary items	863.67	432.07
Adjustments for:		
Depreciation and amortisation expense	135.06	68.47
(Profit) / Loss on sale of Property	-	(45.16)
(Profit) / Loss on sale of Car	-	(21.50)
Adjustments for:		
Interest expenses	(121.25)	(69.87)
Operating profit / (loss) before working capital changes	877.49	364.00
Changes in working capital:		
Increase / (Decrease) in trade payable	(106.55)	62.48
Increase / (Decrease) in short term borrowing	7,874.20	2,159.34
Increase / (Decrease) in short term provisions	(211.20)	118.82
Increase / (Decrease) in deferred tax liabilities	20.76	12.83
Increase / (Decrease) in other current liabilities	6,640.97	2,772.14
(Increase) / Decrease in short term loan and advances	(5,991.37)	(77.47)
(Increase) / Decrease in trade receivables	-	2.00
(Increase)/decrease in Other current assets	(125.73)	122.43
(Increase) / Decrease in inventories	(13,328.22)	(2,203.75)
	(5,239.59)	3,087.65
CASH FLOW FROM / (USED IN) OPERATING ACTIVITIES	(4,362.10)	3,451.65
Less: Taxes paid	-	-
NET CASH FLOW FROM / (USED IN) OPERATING ACTIVITIES	(4,362.10)	3,451.65
B. CASH FLOW FROM INVESTING ACTIVITIES		
(Increase) / Decrease in long term loan and advances	1,037.56	(5,054.74)
Movement in Fixed Assets	(1,910.57)	(64.63)
Profit on sale of Fixed assets	-	66.66
Movements in Intangible Assets	-	(169.30)
Movements in Non current Investments	(2.06)	-
Movement in current Investments	1,525.16	(2,298.72)
Purchase /Conversion of Fixed Asset	-	(124.91)
Adjustment of Minority Interest	289.06	(109.24)
NET CASH FLOW FROM / (USED IN) INVESTING ACTIVITIES	939.16	(7,754.88)
C. CASH FLOW FROM FINANCING ACTIVITIES		
Transfer from Reserve and Secu	(229.00)	(658.25)
Interest expenses	121.25	69.87
Increase in Share Capital	-	940.22
Increase in Share Premium	-	4,145.86
Increase/(decrease) in Long term Borrowings	3,610.19	28.63
Increase/(decrease) in Long term Liabilities	-	(41.90)
NET CASH FLOW FROM / (USED IN) FINANCING ACTIVITIES	3,502.43	4,484.43
NET INCREASE / (DECREASE) IN CASH & CASH EQUIVALENTS (A+B+C)	79.49	184.68
Cash and Cash equivalents at beginning period (Refer Note 14)	339.80	155.13
Cash and Cash equivalents at end of period (Refer Note 14)	419.29	339.80
D. Cash and Cash equivalents comprise of		
Cash on hand	44.47	40.27
Balances with banks		
In current accounts	374.83	299.53
Total	419.29	339.80
This Cash Flow Statement has been prepared as per "Indirect Method" as prescribed by Accounting Standard -3 (revised) "Cash Flow Statements"		
<p>For & On Behalf of the Board B-RIGHT REALESTATE LIMITED</p> <p><i>(Signature)</i> Sanjay Nathalal Shah Whole Time Director DIN : 00003142 Date: May 27, 2024 Place: Mumbai</p> 		



B-Right Real Estate Ltd. Project Status

MAY 2024



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INDEX

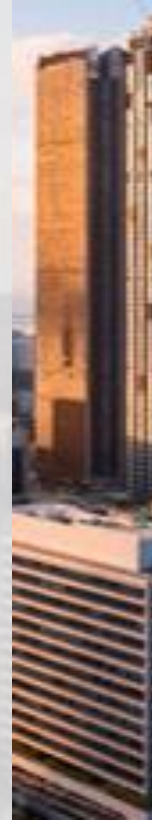
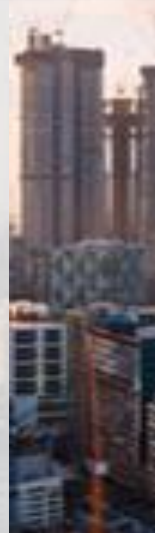
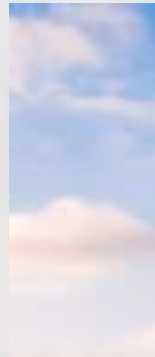
[On Going Projects](#)

[Upcoming Projects](#)

[Land Bank](#)

[Map](#)

[Disclaimer](#)





NIRVANA (MALAD EAST) **SIDDHIVINAYAK DEVELOPERS KURAR**

- **>1,00,000 sq. ft. of Saleable Area**
- **Completed All Slab for Rehab Building, Completed 16 Slabs of Wing A and 14 Slabs of Wing B for Sale Building.**
- **Received Full C.C. for Rehab Building, and applied for further CC.**
- **Internal work going on in full swing.**



SHRISHTI (KHAR WEST)

D.M. PARTNER WITH AUM CREATORS

- **Approximately 12,000 sq. ft. of Rera Carpet Area.**
- **Working On 11th Slab.**
- **Received Full C.C.**
- **Completed Basement Plaster, Plum Concrete filling and Waterproofing Work.**
- **Blockwork, Intenal Plaster and Electric Piping Completed till 7th Floor.**
- **Internal Waterproofing in Process.**



DAMYANTI VILLA (GOREGAON WEST) **DARC REALTY LLP**

- **Amendment for further C.C. in process.**
- **Received Railway N.O.C.**
- **Handover of Setback Area in process.**
- **Plinth Work Completed.**



Balsam CHS Ltd. (Anand Bhuvan) (Vile Parle East)
B-RIGHT ARCHPRO

- **Compliances for Further C.C. in process.**
- **D.A. Registered with society.**
- **75% Plinth Work Completed.**



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SHAMBHOO CHS Ltd. (IRIS) (Andheri West)
KAMLA SHIV DEVELOPER

- **Compliances for C.C. in process.**
- **Demolition Work in Progress.**



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AMBIKA NAGAR SRA (JOGESHWARI EAST) PARTH CONSTRUCTION

- **Compliances for C.C. in process.**
- **Received revised L.O.I. and I.O.A.**
- **Demolition Work for Phase 1 Completed.**

Upcoming Projects



- **Lovely Cozy CHS (DAHISAR EAST)**
B-RIGHT REALESTATE LTD. / Associates
 - 1617 Sq. M. Plot.
 - D.A. in process.
 - Appointment Done by Society.
- **Ideal CHS (Mahim)**
B-RIGHT TATHAASTU VENTURES
 - Appointment Done by Society IN S.G.M. with 100% consent.
 - D.A. in process.
 - Plot Area of 414.72 Sq. Mt.
- **Khot Dongri SRA Project (MALAD EAST)**
B-RIGHT HOUSECON LLP
 - Project to start in 6 months subject to approvals.
 - > 4 Lakhs sq. ft. of Rera Carpet Area
 - C.C. Received.
 - Social Impact Project.
 - Completed Rehab Building No. 05

Upcoming Projects



- **Veer Sambhaji Nagar SRA Project (MULUND WEST)**
FAREWELL REAL ESTATE PVT. LTD.
 - Revised draft L.O.I.
 - Rera Carpet Area of > 6,00,000 sq. ft.
 - Social Impact Project.
 - Partially vacated plot.
- **Shivaji Nagar SRA Project (BORIVALI WEST)**
D.M. REALTORS
 - All N.O.C.'s Received.
 - Approvals in Process.
 - Rera Carpet Area of > 5,00,000 sq. ft.
 - Social Impact Project.
 - Draft L.O.I. Received.
- **Mahakali Nagar SRA (BORIVALI EAST)**
B-RIGHT REALESTATE LTD. / Associates
 - Society Appointment Done, L.O.I. in process.
 - > 4 Lakhs sq. ft. of Rera Carpet Area.
 - Social Impact Project.

Upcoming Projects



- **Patel Estate (KANDIVALI EAST)**
B-RIGHT REALESTATE LTD. / Associates
 - Rera Carpet Area of > 75,000 sq. ft.
 - M.O.U. Signed – Conveyance work in progress
 - Next to Kandivali Station.
- **Rainbow CHS (Santacruz East)**
B-RIGHT REALESTATE LTD. / Associates
 - Appointment Done by Society.
 - D.A. in process.
 - Plot Area of 1813 Sq. Mt.
- **Petit Mansion (Grant Road West)**
B-RIGHT REALESTATE LTD. / Associates
 - D.A. in process.
 - Appointment done by Society.
 - Plot Area of 1180 Sq. Mt.



- DATA AS ON 25TH MAY 2024
- INDICATIVE NUMBERS

LAND BANK



PROJECT	LOCATION	PLOT AREA SQ. M. (Approx.)	EXECUTION AREA SQ.FT. (APPROX) IN LAKHS
ONGOING			
NIRVANA	MALAD EAST	2656.9	1
SHRUSTI	KHAR WEST	548.4	1.5
SHAMBHOO CHS	ANDHERI WEST	836	0.6
DAMYANTI VILLA	GOREGAON WEST	739.92	0.1
BALSAM CHS LTD.	VILE PARLE EAST	451.45	0.14
AMBIKA NAGAR SRA	JOGESHWARI EAST	15700.08	5
UPCOMING			
KHOT DONGRI SRA	MALAD EAST	33417.2	4
SHIVAJI NAGAR SRA	BORIVALI WEST	18234	5
LOVELY COZY CHS	DAHISAR EAST	1617	0.7
MAHAKALI NAGAR SRA	BORIVALI EAST	12601.37	4
VEER SAMBHAJI NAGAR SRA	MULUND	18271.7	6
PETIT MANSION	GRANT ROAD WEST	1180	0.35
RAINBOW CHS	SANTACRUZ EAST	1813	0.5
PATEL ESTATE	KANDIVALI EAST	2000	0.75
TOTAL		110067.02	30.54

PROJECTS

AMBIKA NAGAR SRA, JOGESHWARI EAST

SHIVAJI NAGAR SRA, BORIVALI WEST

KHOT DONGRI SRA, MALAD EAST

NIRVANA, MALAD EAST

SHRISHTI, KHAR WEST

LOVELY COZY, DAHISAR EAST

PETIT MANSION, GRANT ROAD WEST

DAMYANTI VILLA, GOREGAON WEST

PATEL ESTATE, KANDIVALI EAST

VEER SAMBHAJI SRA CHS, MULUND WEST

MAHAKALI NAGAR SRA, BORIVALI EAST

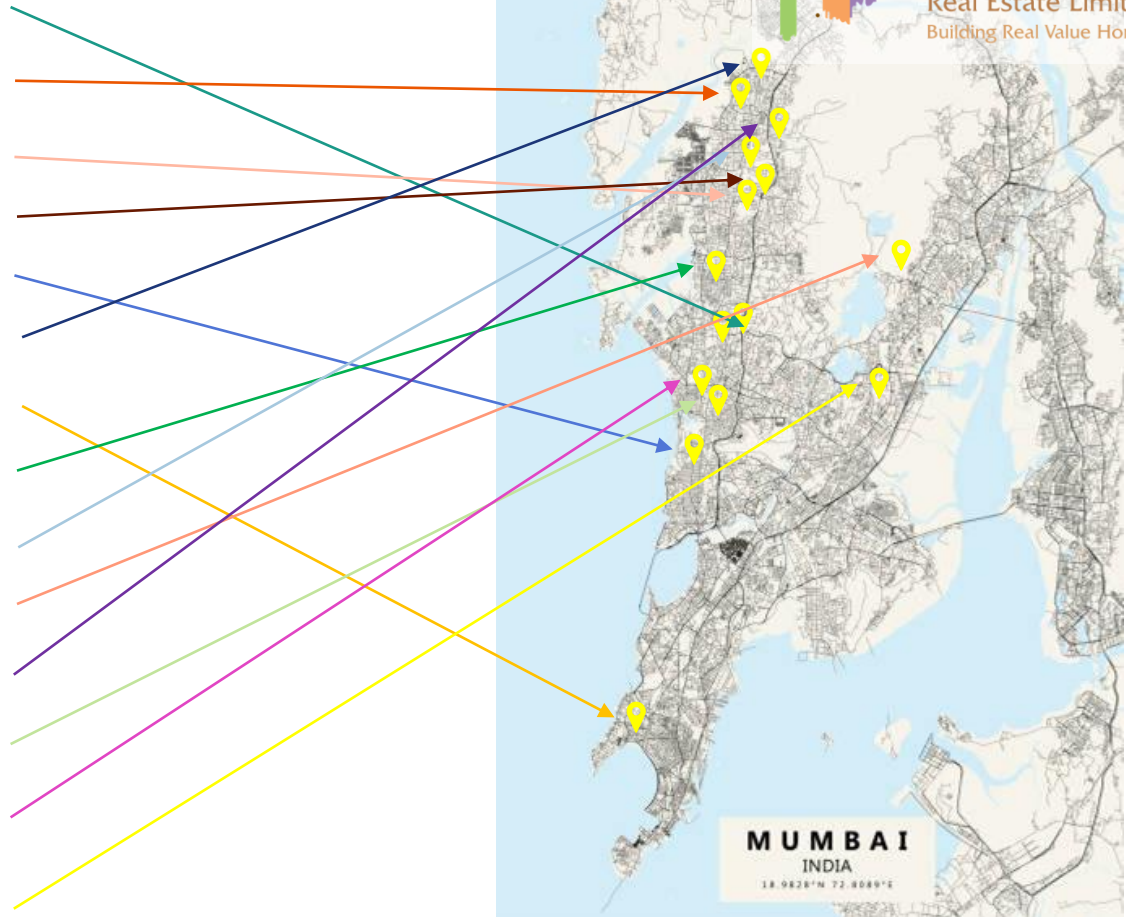
BALSAM CHS, VILE PARLE EAST

SHAMBHOO CHS, ANDHERI WEST

RAINBOW CHS, SANTACRUZ EAST



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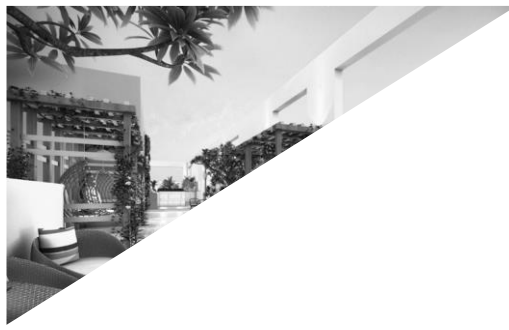
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TODDLERS PLAY AREA



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Annexure A

Information as required in terms of the Circular under Regulation 30 of Listing Regulations:

Appointment of Mr. Gaurav Anand as a Company secretary and Compliance Officer of the Company.

Sr. No.	Requirement	Disclosures
1.	Name	Mr. Gaurav Anand (ACS: 73886)
	Reason for Change	Mr. Gaurav Anand has been appointed as a Company Secretary by the Board with effect from 27th May, 2024
2.	Date of Appointment & Terms of Appointment	Date of Appointment: 27th May, 2024 Terms of Appointment: Appointment as a Company Secretary and Compliance Officer of the Company who shall hold office w.e.f 27th May, 2024
3.	Brief profile	Mr. Gaurav Anand is an Associate Member (ACS: 73886) of the Institute of Company Secretaries of India has handled Secretarial Responsibilities in the previous working.
4.	Disclosure of Relationship between Directors (In Case Appointment of a Director)	Mr. Gaurav Anand is not related to any existing directors of the Company.
5.	Information as required pursuant to BSE Circular Vide Ref No. LIST/ CML/ 2018-19	NA