



MANJEERA
Life Elevated

Date: 28.05.2018

To
The Secretary
BSE Limited
Phiroze Jeejeebhoy Towers
Dalal Street
Mumbai- 400 001

Dear Sir / Madam,

Sub: Outcome of the Board Meeting – Reg.
Ref: Our Letter Dated 22.05.2018

With reference to the above subject, the Board of Directors of the Company at their meeting held on Monday the 28th May, 2018 *inter-alia* has transacted the following:

1. Considered and approved the Audited Financial Results of the Company as per Indian Accounting Standard (IND-AS) for the Quarter and year ended 31st March, 2018 as reviewed by the Audit Committee.
2. Auditors Report of the Statutory Auditors of the Company M/s. Bhaskara Rao & Co., Chartered Accountants, Hyderabad on the Financial results for the quarter and year ended 31st March, 2018.
3. Declaration on Auditors Report pursuant to regulation 33(3)(d) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Please find enclosed herewith the Audited Financial Results of the Company for the Quarter and year ended 31st March, 2018, Statement of Assets and Liabilities and Audit Report to be taken on records by the Board of Directors.

The meeting of the Board of Directors of the Company commenced at 4:00 P.M and concluded at 11.15 P.M.

You are requested to kindly take the same on record.

Yours faithfully,

For Manjeera Constructions Limited



G. Yoganand
Managing Director
Encl: As above.



Manjeera Constructions Ltd.

711, Manjeera Trinity Corporate, JNTU – Hitech City Road, Kukatpally, Hyderabad – 500 072,

CIN : L45200AP1987PLC007228

Ph: +91 40 66479647 / 66479664, E-mail : info@manjeera.com, www.manjeera.com

S. No	Particulars	STANDALONE						CONSOLIDATED			
		Quarter Ended		Year Ended		Year Ended		Year Ended		Year Ended	
		31.03.2018 Audited (Refer Note 3 below)	31.12.2017 Unaudited	31.03.2017 Audited (Refer Note 3 below)	31.03.2018 Audited	31.03.2017 Audited	31.03.2018 Audited	31.03.2017 Audited			
1	Revenue from Operations	2,524.45	1,664.93	1,563.95	5,402.07	3,449.82	22,418.04	20,274.05			
2	Other Income	301.82	300.16	430.86	1,561.85	1,298.01	346.51	314.63			
3	Total Revenue (1+2)	2,826.27	1,965.09	1,994.80	6,963.92	4,747.82	22,764.54	20,588.68			
4	Expenditure										
	a) Cost of Sales	1,887.88	1,365.55	1,172.21	4,609.31	2,965.87	15,770.97	15,432.70			
	b) Employee Benefits Expense	52.00	49.47	32.41	196.97	174.95	619.71	446.38			
	c) Finance Costs	200.72	212.03	542.25	977.51	838.58	2,295.40	1,665.93			
	d) Depreciation and Amortisation	15.28	10.54	14.48	44.02	40.75	562.93	546.95			
	e) Other Expenses	119.30	26.44	(51.73)	224.56	194.93	3,430.13	3,074.30			
	Total Expenses	2,275.19	1,664.03	1,709.61	6,052.38	4,215.07	22,679.14	21,166.26			
5	Profit Before share of profit In Associate	551.09	301.06	285.19	911.55	532.75	85.40	(577.58)			
6	Share of Profit In Associate						133.76	102.46			
7	Profit before tax	551.09	301.06	285.19	911.55	532.75	219.16	(475.12)			
8	Tax Expense										
	(1) Current Tax	170.00	(0.45)	302.77	170.00	374.37	208.42	374.37			
	(2) Deferred Tax	(6.86)	-	(0.79)	(9.64)	(0.47)	(9.64)	(0.47)			
9	Net Profit after tax	387.95	301.51	(16.79)	751.19	158.85	20.38	(849.01)			
	Attributable to										
	Shareholders of the Company	-	-	-	-	-	182.21	(664.30)			
	Non Controlling interest	-	-	-	-	-	(161.83)	(184.71)			
10	Other Comprehensive Income/(loss)										
	(1) Remeasurements of the defined benefit plans	7.00	(0.53)	(0.52)	5.43	(2.09)	11.84	(2.10)			
	(2) Income tax on above	(2.02)	0.87	1.21	(1.50)	0.69	(1.50)	0.69			
12	Total comprehensive income for the year	392.93	301.85	(16.09)	755.12	157.46	30.72	(850.43)			
	Attributable to										
	Shareholders of the Company						274.64	(665.41)			
	Non Controlling interest						(243.91)	(185.02)			
13	Paid Up Equity Share Capital (Face value Rs. 10/- each)	1,250.84	1,250.84	1,250.84	1,250.84	1,250.84	1,250.84	1,250.84			
14	Other Equity				9,018.23	8,263.11	7,565.66	7,291.02			
15	Earnings Per Share - Basic / Diluted (in Rs.) *	5.56	2.41	1.27	6.01	1.27	2.20	(0.53)			

* Quarter Earnings Per Share figures are not annualised

Statement of Assets and Liabilities as required under Regulation 33 (3) (f) of the SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015 is as under:

(Rs. in Lakhs)

PARTICULARS	STANDALONE		CONSOLIDATED	
	YEAR ENDED		YEAR ENDED	
	31.03.2018 Audited	31.03.2017 Audited	31.03.2018 Audited	31.03.2017 Audited
A				
ASSETS				
1				
Non Current Assets				
Property, Plant and Equipment	233.42	198.44	332.18	246.27
Investment Property	1,440.97	1,442.99	20,334.47	19,538.98
Other Intangible Assets	14.06	17.87	140.50	40.32
Financial Assets				
Investments	5,102.62	4,790.22	10.00	493.59
Bank balances	47.63	0.00	47.63	
Other Financial Assets	1,393.59	1,189.44	1,541.23	1,339.03
Non Current Tax Assets (Net)	162.37	1.33	918.88	506.59
Other Non Current Assets	287.25	138.17	359.97	210.91
Total Non Current Assets (A)	8,681.92	7,778.47	23,684.85	22,375.69
2				
Current Assets				
Inventories	6,445.44	4,711.55	31,252.90	37,490.09
Financial Assets				
Trade receivables	1,619.12	1,186.34	5,123.33	5,688.62
Cash and Cash Equivalents	169.51	206.48	707.31	317.24
Bank balances other than above	116.16	114.77	744.62	510.54
Loans	6,724.80	6,544.53	54.51	30.00
Other Financial Assets	162.82	162.82	174.73	183.16
Other Current Assets	1,751.55	984.66	3,381.11	1,185.55
Total Current Assets (B)	16,989.40	13,911.15	41,438.50	45,405.19
Total Assets (A+B)	25,671.32	21,689.62	65,123.36	67,780.89
B				
Equity and Liabilities				
1				
Equity				
Equity Share Capital	1,250.84	1,250.84	1,250.84	1,250.84
Other Equity	9,018.23	8,263.11	7,565.66	7,291.02
Non Controlling Interest			3,862.09	3,898.74
Total Equity (C)	10,269.07	9,513.95	12,678.58	12,440.60
2				
Non Current Liabilities				



2 * Non Current Liabilities

Financial Liabilities					
Borrowings	3,514.45	20.81	24,286.25	27,159.45	
Other financial liabilities			351.86	436.31	
Provisions	11.76	16.25	38.82	39.83	
Deferred Tax Liabilities (Net)	37.79	45.93	37.79	45.93	
Other Non Current Liabilities	-	-	335.66	323.74	
Total Non Current Liabilities (D)	3,564.00	83.00	25,050.39	28,005.27	
3					
Current Liabilities					
Financial Liabilities					
Borrowings	5,386.63	6,319.43	10,396.63	11,252.53	
Trade payables	2,932.50	2,102.31	6,871.45	5,714.00	
Other Financial Liabilities	1,027.70	717.06	2,453.42	3,322.20	
Provisions	64.15	1.95	67.71	4.49	
Current Tax Liabilities (Net)	192.34	296.53	257.30	296.53	
Other Current Liabilities	2,234.93	2,655.40	7,347.87	6,745.27	
Total Current Liabilities (E)	11,838.25	12,092.67	27,394.38	27,335.02	
Total Equity and Liabilities (C+D+E)	25,671.32	21,689.62	65,123.36	67,780.89	

Notes:

- 1 The above results have been reviewed by the audit committee and approved by the Board of Directors at their meeting held on May 28, 2018.
- 2 Financial information relating to Subsidiary:
 - i Inventories of subsidiary as at March 31, 2018 includes interest cost on the borrowings capitalised to the tune of Rs. 5,906.55 Lakhs (March 31, 2017: Rs. 6,041.14 Lakhs) to the properties under development. Management on the basis of the assessment of the progress of the construction is of the view that there is active development of the projects. Hence criteria for inventorisation as per the requirements of Indian Accounting Standards (Ind AS) 23 "Borrowing Cost" is met. Auditors of the subsidiary have expressed a modified opinion in this regard.
 - ii Subsidiary has not recognised interest expense aggregating to Rs. 5,561.17 Lakhs (from the date of issuance till March 31, 2018) on the Cumulative Mandatorily Convertible Debentures ('CCDs'). Management is negotiating with the said debenture holders for redeeming the said debentures without the said interest expense. The negotiation are at advance stage and management is of the opinion that the Group could not be incurring the said interest expense on CCDs. Hence the interest expense has not been recognised. Auditors of the subsidiary have expressed a modified opinion in this regard.
 - iii As stipulated in the development agreement entered with the Andhra Pradesh Housing Board ("the APHB"), the scheduled completion date of all projects undertaken by the Company was July 30, 2009. However, on account of delays in receipt of approvals from statutory authorities, the Company made an application for extension of project completion date. The APHB has agreed to extend the time of completion of projects, subject to a condition that the company enters into a supplementary development agreement, which includes a condition of recalculating the fair value of the land consideration and charging some additional levies due to delays in execution of the project. However, pursuant to an application made by the Company and other developments in this regard, the matter has been referred to a committee formed by APHB for this purpose. Accordingly, pending final outcome of the proceedings with the committee, no adjustments have been considered necessary in the financial statements.



3 Reconciliation of Statement of Profit and Loss and Other Comprehensive Income

(Rs. in Lakhs)

Particulars	Standalone		Consolidated	
	Quarter ended March 31, 2017	Year ended March 31, 2017	Year ended March 31, 2017	Year ended March 31, 2017
Profit reported under previous GAAP	(6.35)	167.19	(667.86)	
Fair value adjustment of Security deposit	(7.30)	(7.29)	(180.80)	
Provision for Expected Credit Loss	(2.44)	(2.44)	(2.44)	
Actuarial loss on defined benefit obligation recognized in other comprehensive income	0.51	2.08	2.08	
Net profit under Ind AS	(15.58)	159.54	(849.02)	
Other comprehensive income (net of tax)	(0.51)	(2.08)	(1.41)	
Total comprehensive income under Ind AS	-16.09	157.46	(850.43)	

Reconciliation of equity as previously reported and Ind AS

Rs. In Lakhs

Particulars	Standalone		Consolidated	
	As at March 31, 2017	As at March 31, 2016	As at March 31, 2017	As at March 31, 2016
Equity (shareholders' funds) under previous GAAP	8,472.53	8,305.33	11,575.84	12,440.45
Fair value adjustment of Security deposit	(7.29)	(18.52)	(126.98)	(159.84)
Provision for Expected Credit Loss	(20.97)	(18.52)	(84.39)	(63.42)
Fair valuation adjustment for investment property	1,069.68	1,069.68	1,069.68	1,069.68
EIR on debentures			6.45	4.16
Equity under Ind AS GAAP	9,513.95	9,356.49	12,440.60	13,291.03

- 3 Figures of the Current Quarter ended March 31, 2018 and Quarter Ended March 31, 2017 are balancing figures between the Audited figures of the full financial year ended March 31, 2018 and March 31, 2017 respectively and the published year to date figures upto Quarter ended December 31, 2017 and December 31, 2016 respectively.
- 4 The figures for the corresponding previous periods have been regrouped/reclassified wherever necessary to make them comparable.
- 5 The copy of this notice is also on the websites of the stock exchanges at www.bseindia.com & www.nseindia.com.



Place : Hyderabad

Date : May 28, 2018

For Manjeera Constructions Limited

 Managing Director
 DIN: 00850735
 For and on behalf of the Board

Manjeera Constructions Limited
 Regd. Office: #711, Manjeera Trinity Corporate, JNTU - Hi-Tech City Road, Kukatpally Hyderabad – 500 072
 (CIN No.:L45200AP1987PLC007228; Phones: 040 66479647/ 66479664; Website:www.manjeera.com)
 Extracted of Audited Financial Results For The Quarter and Year Ended March 31, 2018

(Rs. In Lakhs)

Particulars	Standalone			Consolidated	
	Quarter ended 31-03-2018	Year ended 31-03-2018	Quarter ended 31-03-2017	Year ended 31-03-2018	Year ended 31-03-2017
Total income from operations (Net)	2,826.27	6,963.92	1,994.80	22,764.54	20,588.68
Net Profit / (Loss) from ordinary activities after tax	392.93	755.12	(16.09)	30.72	(850.43)
Net Profit / (Loss) for the period after tax (after Extraordinary items)	392.93	755.12	(16.09)	30.72	(850.43)
Equity Share Capital	1,250.84	1,250.84	1,250.84	1,250.84	1,250.84
Reserves (excluding Revaluation Reserve as shown in the Balance Sheet of previous year)	0.00	9,018.23	0.00	7,565.66	7,291.02
Earnings Per Share (before extraordinary items) (` 10/- each)					
Basic :	5.56	5.56	1.27	(2.76)	(0.38)
Diluted :	5.56	5.56	1.27	(2.76)	(0.38)
Earnings Per Share (after extraordinary items) (` 10/- each)					
Basic :	5.56	5.56	1.27	(2.76)	(0.38)
Diluted :	5.56	5.56	1.27	(2.76)	(0.38)

Notes:

- 1 The above results have been reviewed by the audit committee and approved by the Board of Directors at their meeting held on May 28, 2018.
- 2 Manjeera Constructions Limited, its subsidiaries and associate adopted Indian Accounting Standards ("IndAS") from April 01, 2017 with transition date of April 01, 2016. Accordingly, these financial results have been prepared in accordance with the recognition and measurement principles laid down in such Ind AS as prescribed under Section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standards) Rules, 2015 and as amended by the Companies (Indian Accounting Standards) (Amendments) Rules, 2016.
- 3 The above is an extract of the detailed format of Quarterly/ Year ended March 31, 2018 Results filed with the Stock Exchanges under Regulation 33 of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015. The full format of the Quarterly/Year ended March 31, 2018 are available for investors www.bseindia.com & www.nseindia.com.

Place: Hyderabad
 Chartered
 Date: May 28, 2018

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For and on behalf of the Board
 GAJULA YOGANAND
 Managing Director
 Din:0850735



MANJEERA CONSTRUCTIONS LIMITED

(Regd.Office: #711, Manjeera Trinity Corporate, JNTU - Hi-Tech City Road,
Kukatpally Hyderabad – 500 072)

(CIN No:L45200AP1987PLC007228; Phones: 040 66479647/ 66479664; website:www.manjeera.com)

**Statement on Impact of Audit Qualifications submitted along-with Annual
Audited Consolidated Financial Results for the Financial Year ended March 31, 2018.
[As per Regulation 33 / 52 of the SEBI (LODR) (Amendment) Regulations, 2016]**

(Rs. In Lakhs)

I.	SI. No.	Particulars	Audited Figures (as reported before adjusting for qualifications)	Audited Figures (as reported after adjusting for qualifications)
	1	Turnover/Total Income	22764.54	22764.54
	2	Total Expenditure	22679.14	22679.14
	3	Net Profit/(Loss)	30.72	30.72
	4	Earnings Per Share (in Rs.) (- Negative)	2.20	2.20
	5	Total Assets	65123.36	65123.36
	6	Total Liabilities	52444.77	52444.77
	7	Net Worth	12678.58	12678.58

II. A. Audit Qualification**a. Details of Audit Qualification:**

The auditors of the Subsidiary Company “Manjeera Retail Holdings Private Limited has expressed qualified opinion as below.

Basis for Qualified Opinion

1. As detailed in note 2.i to the accompanying consolidated financial results, inventories as at March 31, 2018 includes interest cost on the borrowings capitalised to the tune of Rs. 5,906.55 Lakhs (March 31, 2017: Rs. 6,041.14 Lakhs), which in our opinion, is not in accordance with the requirements of Indian Accounting Standards (Ind AS) 23 “Borrowing Cost”. Had the Company followed the accounting principles as laid down under Ind AS 23, the loss for the year would have been higher and consequently, the balance of inventories and reserves and surplus as at March 31, 2018 would have been lower by the aforesaid amount. Our audit report for previous year was also qualified in respect of this matter

Type of Audit Qualification: Qualified Opinion

Frequency of qualification: Repetitive since year ended 31.03.2016.

Management views:

The Project being executed by the subsidiary is still under progress of construction and capable of having a cash flows including the interest capitalized. Hence in the opinion of the management capitalization is in accordance with the Ind AS 23 “Borrowing Cost”. As a result, it does not require any adjustment to the financial statements.

2. As stated in note 2.ii to the consolidated financial results, the Company has not recognised interest expense aggregating to Rs.5,561.17 Lakhs (from the date of issuance till 31 March 2018) on the Cumulative Mandatorily Convertible Debentures (‘CCDs’) which is not in accordance with the requirements of Ind AS 109, Financial Instruments. Had the Company recognised such interest expense, the loss for the year, deficit in statement of profit and loss,



(Signature)

depreciation for the year and provision for interest payable as at March 31, 2018 would have been higher by Rs. 602.81 Lakhs, Rs. 2,611.88 Lakhs, Rs. 88.10 Lakhs and Rs. 5,561.17 Lakhs respectively and deficit in statement of profit and loss as at March 31, 2017 and April 01, 2016 would have been higher by Rs. 2,009.07 Lakhs and Rs. 1,406.26 Lakhs respectively.

Management views:

As per the contractual terms interest on CCDs is payable only on achieving the positive cashflows from all the projects of the subsidiary. Management is actively negotiating with the holders of the CCDs and is confident of settling the CCD holders before achieving such positive cash flows. Hence no interest is required to be recognised.

Type of Audit Qualification: Qualified Opinion

Frequency of qualification: First Time.

B. Disclaimer Opinion

The auditors of the Subsidiary Company "Manjeera Retail Holdings Private Limited" in their Auditor's report on the Internal Financial Controls under section 143(3)(i) of the Companies act 2013 have expressed disclaimer of opinion as below.

The Company has not established its IFCoFR based on or considering the essential components of internal control stated in the Guidance Note issued by the ICAI. We have considered the disclaimer reported above in determining the nature, timing, and extent of audit tests applied in our audit of the financial statements of the Company, and the disclaimer does not affect our opinion on the financial statements of the Company.

Type of Audit Qualification: Disclaimer of Opinion

Frequency of qualification: Appeared first time.

Management though not documented the said controls, conventionally complying with adequate and commensurate controls. Noted for documenting the controls.

III Signatories:

a) Managing Director



(Mr. G Yoganand)



b) CFO



(Mr. R R VV NE Prasad Raju)

c) Statutory Auditor





(Mr. V.K Muralidhar)

Partner

Membership No: 201570

(For M Bhaskar Rao & Co.)

Chartered Accountants

Firm Registration No: 000459S

Auditors' Report on Quarterly Standalone Financial Results and Yearly Results of the Company pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

**To The Board of Directors
Manjeera Constructions Limited**

1. We have audited the accompanying Statement of standalone financial results of "Manjeera Constructions Limited" ("the Company") for the quarter ended March 31, 2018 and year to date results for year ended March 31, 2018, for the year ended March 31, 2018 ("the statement") attached hereto being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as modified by circular No CIR/CFD/FAC/62/2016 dated July 05, 2016. This statement and the Standalone Financial Statements which form the basis for this statement are the responsibility of the Company's Management and has been approved by its Board of Directors, have been prepared in accordance with the Accounting standards prescribed under Section 133 of the Companies Act, 2013 read with the relevant Rules there under, as applicable, and other accounting principles generally accepted in India. Our responsibility is to express an opinion based on our audit of the Standalone Financial Statements, based on our audit thereof.
2. We conducted our audit in accordance with the Standards on Auditing issued by Institute of Chartered Accountants of India. Those Standards require that we plan and perform the audit to obtain reasonable assurance as to whether the Statement is free from material misstatements. An audit includes examining, on a test basis, evidence supporting the amounts disclosed as financial results. An audit also includes assessing the accounting principles used and significant estimates made by management. We believe that the evidence obtained in the course of our audit provides a reasonable basis for our opinion.
3. In our opinion and to the best of our information and according to the explanations given to us, the said Statement:
 - (i) is presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as modified by circular No CIR/CFD/FAC/62/2016 dated July 05, 2016 in this regard; and
 - (ii) gives a true and fair view in conformity with the aforesaid 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, 2018.



4. The previously issued comparative financial information of the Company for the year ended March 31, 2017 included in this Statement has been prepared after adjusting the previously issued financial information prepared in accordance with the Companies (Accounting Standards) Rules, 2006 to comply with Ind AS. The previously issued comparative financial information were audited by the predecessor auditor whose report for the year ended March 31, 2017 dated May 30, 2017 expressed unmodified opinion on those comparative financial information. Adjustments made to the previously issued comparative financial information to comply with Ind AS have been audited by us.

for M. Bhaskara Rao & Co.
Chartered Accountants
Firm Registration No.000459S



V K Muralidhar
Partner

Membership No:201570



Hyderabad, May 28, 2018