

MAHESH DEVELOPERS LIMITED
 (FORMERLY KNOWN AS MAHESH DEVELOPERS PRIVATE LIMITED)
 REGD OFF: UMA SHIKHAR, 13TH ROAD, BEHIND KHAR TELEPHONE EXCHANGE KHAR WEST, MUMBAI 400052, INDIA
 E-mail: mdplgroup@gmail.com, Website: www.maheshdevelopers.com, Telephone: 022-26000038
 CIN: L45200MH2008PLC186276

Unaudited Financial Results for the Year Ended 30th September, 2022

SL. NO	PARTICULARS	Amount in Lakhs(Rs.) Except EPS					
		Quarter Ended		Half- Year Ended		Year Ended	
		30.09.2022 (Unaudited)	30.06.2022 (Unaudited)	30.09.2021 (Unaudited)	30.09.2022 (Unaudited)		30.09.2021 (Unaudited)
1	1. Income						
	a. Revenue from operations	-	-	-	-	-	-
	b. Other Income						0.57
	c. Increase in Inventory Value	64.31	80.93	253.16	145.24	393.11	503.73
	Total Income (a+b+c)	64.31	80.93	253.16	145.24	393.11	504.30
2	2. Expenses						
	a. Operating Costs	29.31	50.93	203.16	80.24	343.11	430.03
	b. Changes in Inventories	-	-	-	-	-	-
	c. Employee benefits expenses	0.80	-	-	0.80	-	3.50
	d. Finance Cost	0.08	0.04	0.05	0.12	0.09	38.96
	e. Depreciation and amortisation	0.12	0.12	0.09	0.24	0.12	0.37
	f. Other Expenses	0.84	6.43	6.96	7.27	11.89	22.72
	Total Expenses (a+b+c+d+e+f)	31.15	57.52	210.26	88.67	355.21	495.53
3	3. Profit before share of profits/(loss) of joint ventures (net) and exceptional items (1-2)	33.16	23.41	42.90	56.57	37.90	8.71
4	4. Share of profits/(loss) of joint ventures (net)	-	24.33	17.03	24.33	17.03	-
5	5. Profit before exceptional items and tax (3-4)	33.16	47.74	59.93	80.90	54.93	8.71
6	6. Exceptional item (net of tax expense)	-	-	-	-	-	-
7	7. Profit before tax (5+6)	33.16	47.74	59.93	80.90	54.93	8.71



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		Quarter Ended			Half- Year Ended		Year Ended	
		30.09.2022 (Unaudited)	30.06.2022 (Unaudited)	30.09.2021 (Unaudited)	30.09.2022 (Unaudited)	30.09.2021 (Unaudited)		31.03.2022 (Audited)
8	8. Tax expense	8.62	6.09	-	14.71	-	1.92	
	Current year tax	-	-	-	-	-	-	
	Deffered Tax Expense	-	-	-	-	-	-	
9	9. Net profit after tax for the period (7-8)	24.54	41.65	59.93	66.19	54.93	6.80	
10	10. Other comprehensive income							
	1. Items that will not be reclassified to profit and loss	(46.03)	(46.03)	(26.17)	(92.06)	194.89	142.55	
	2. Income tax relating to items that will not be reclassified to profit or loss							
11	11. Total comprehensive income for the period (9+10)	(21.49)	(4.38)	33.77	(25.86)	249.82	149.35	
12	12. Paid-up equity share capital (face value of Rs. 10 each)	415.20	415.20	415.20	415.20	415.20	415.20	
13	13. Reserve and Surplus (excluding revaluation reserves)		152.99	252.46		252.46	152.99	
14	14. Earnings per share (EPS)* (face value of Rs. 10 each)							
	a) Basic EPS	0.59	1.00	1.44	1.59	1.32	0.16	
	b) Diluted EPS	0.59	1.00	1.44	1.59	1.32	0.16	

For & on behalf of the Board



Mahesh Ratilal Sapariya
Managing Director
DIN: 00414104
Place: Mumbai
Date: 14.11.2022

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UNAUDITED BALANCE SHEET AS AT 30TH SEPTEMBER, 2022

PARTICULARS	As at 30/09/2022 (Unaudited)		As at 31/03/2022 (Audited)	
	Rs.in Lakhs	Rs.in Lakhs	Rs.in Lakhs	Rs.in Lakhs
ASSETS				
1. Non-current assets				
(a) Property, Plant and Equipment	319.20		308.44	
(b) Inventory	2,208.24		2,063.00	
(c) Goodwill	-		-	
(d) Financial Assets				
(i) Loans and Advances	14.95		19.95	
(e) Other non-current assets	902.06		504.95	
		3,444.45		2,896.34
2. Current assets				
(a) Financial Assets				
(i) Trade Receivable	-		-	
(ii) Cash and Cash equivalents	75.56		54.56	
(b) Other Current Assets	(3.81)		327.61	
		71.75		382.18
TOTAL		3,516.20		3,278.52
EQUITY AND LIABILITIES				
Equity				
(a) Equity Share Capital	415.20		415.20	
(b) Other Equity	117.49		152.99	
		532.69		568.19
1. Liabilities				
(a) Financial Liabilities				
(i) Borrowings	1,535.31		1,567.47	
		1,535.31		1,567.47
2 Current Liabilities				
(a) Financial Liabilities				
(i) Trade payables	1,277.83		993.26	
(b) Provisions	137.13		115.91	
(c) Other Current Liabilities	33.25		33.70	
		1,448.21		1,142.86
TOTAL		3,516.20		3,278.52
Significant accounting policies and notes to accounts				



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CASH FLOW STATEMENT FOR THE PERIOD ENDED 30TH SEPTEMBER, 2022

PARTICULARS	Rs. In Lakhs	
	Period Ended 30.09.2022 (Unaudited)	Period Ended 31.03.2022 (Audited)
(1) CASH FLOWS FROM OPERATING ACTIVITIES		
Net Profit before Tax	56.57	8.71
<u>Adjustments for:</u>		
Depreciation	0.24	0.37
Income Tax		1.92
Operating Profit before adjustment in working capital	56.81	11.00
<u>Adjustments for changes in working capital</u>		
Decrease / (Increase) in Inventories	(145.24)	(503.73)
Decrease / (Increase) in Trade Receivables	-	0.00
Decrease / (Increase) in Other Current Assets	331.43	(100.39)
Decrease / (Increase) in Long Term advances	19.95	(5.00)
Increase / (Decrease) in Trade Payables	284.56	808.18
Increase / (Decrease) in Provisions	21.22	49.91
Increase / (Decrease) in Other Current Liabilities	(0.45)	(131.99)
Cash generated from operations	568.29	127.97
Less: Effect of Tax		-
Less: Income Tax Adjustment		-
Net Cash Flow from Operating Activities	568.29	127.97
(2) CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of fixed assets	(11.00)	(10.90)
Capital Account in Partnership Firm	(502.14)	34.14
Net Cash Flow from Investing Activities	(513.14)	23.24
(3) CASH FLOWS FROM FINANCING ACTIVITIES		
Repayment of Long Term Borrowings	(34.16)	(150.99)
Net Cash Flow from Financing Activities	(34.16)	(150.99)
EQUIVALENTS	21.00	0.22
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	54.56	54.34
PERIOD	75.56	54.56
<u>Details of Opening Cash and Cash Equivalents</u>		
Cash in Hand	37.43	52.24
Bank Balance	17.13	2.10
Opening Balance	54.56	54.34
<u>Details of Closing Cash and Cash Equivalents</u>		
Cash in Hand	72.08	37.43
Bank Balance	3.48	17.13
Closing Balance	75.56	54.56



Sr. no. Notes

1 The Unaudited Standalone Financial Results for the quarter and half-year ended September 30, 2022 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on November 14, 2022.

2 Financial results of the company have been prepared in accordance with IND AS

3 During the quarter and half-year ended September 30, 2022 the company has only one reportable segment namely Civil Construction and Real Estate Development and hence separate segment reporting requirements are not applicable

4 The company is a partner in M/s Shreeji Life Space having 72% share in the partnership. The said partnership is executing residential redevelopment projects on 10th Road, Khar West, Mumbai 400052. The WIP of the Firm as at September 30, 2022 was Rs. 81489959


5 EPS has been calculated in accordance with IND AS 33.

6 The Company is closely monitoring the uncertainties arising from continuing COVID-19 pandemic and has taken into consideration possible effects of such pandemic for preparation of these financial results and financial position, including assessment of recoverability of its assets based on the internal and external information upto the date of approval of the results. The Company will continue to monitor any material changes to future economic conditions.

7 Previous figures have been regrouped, re-aaranged and re-classified wherever necessary to conform to current period's classification

8 The financial results for the quarter ended and half year ended September 30, 2022 are available on the Company's website www.maheshdevelopers.com and have been submitted to the BSE Limited (www.bseindia.com), where the equity shares of the Company are listed.

For & on behalf of the Board


Mahesh Ratil Sapariya
Managing Director
DIN: 00414104
Place: Mumbai
Date: 14.11.2022

