



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

**Review Report to
The Board of Directors
B-RIGHT REALESTATE LIMITED**

1. We have reviewed the accompanying statement of Unaudited Standalone financial results of **B-Right Realestate Limited (the "Company")**, for the half yearly Ended 30th September, 2023 ("the Statement"), attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, as amended (the Listing Regulations").
2. This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" (Ind AS 34"), prescribed under section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. Our responsibility is to issue a report on the Standalone financial statements based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.



4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with applicable accounting standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

5. Other Matters

Balances of Loan and Advances, Trade Receivables & Trade Payables are subject to Management Confirmation

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

Prakash Mandhaniya



Prakash Mandhaniya

Partner

Membership No. 421679

Date: 11.11.2023

Place: Mumbai

UDIN: 23421679BGYARX6807

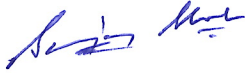
B-RIGHT REALESTATE LIMITED

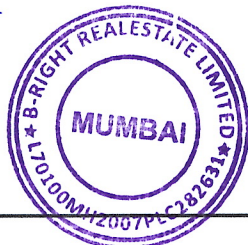
CIN : L70100MH2007PLC282631

Unaudited Statement of Standalone Assets and Liabilities as at 30th September, 2023

Particulars	Half Year Ended 30th Sept 2023 (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	12,808.21	12,688.74
(c) Money received against share warrants	-	-
(2) Share Application Pending Allotment		
(b) -	-	-
(3) Non-current liabilities		
(a) Long-term borrowings	1,391.70	685.80
(b) Deferred tax liability (net)	35.64	22.43
(c) Other Long term liabilities	8.10	8.10
(d) Long term provision	-	-
(4) Current liabilities		
(a) Short term borrowings	40.58	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	872.96	866.79
(d) Short-term provisions	-	-
Total	16,190.31	15,324.46
II.Assets		
(1) Non-current assets		
(a) Property, plant and equipment and Intangible assets		
(i) Property, plant and equipment	2,156.85	1,213.26
(ii) Intangible assets	-	-
(iii) Capital work -in- progress	-	-
(iv) Inangible assets under development	-	-
(b) Non-current investments	1,066.29	1,066.29
(c) Deffered Tax Assets (net)	-	-
(d) Long term loan & Advances	5,498.82	6,518.19
(e) Other non current Assets	-	-
(2) Current assets		
(a) Current Investment	7,064.41	6,122.28
(b) Inventories- Project WIP	308.75	315.29
(c) Trade receivables	-	-
(d) Cash and cash equivalents	5.42	21.67
(e) Short Term loans & Advances	-	-
(f) Other Current Assets	89.77	67.49
Total	16,190.31	15,324.46

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


Sanjay Nathal Shah
Whole Time Director
DIN : 00003142
Date: November 11, 2023
Place: Mumbai



B-RIGHT REALESTATE LIMITED
CIN : L70100MH2007PLC282631

Statement of Unaudited Standalone Financial Results for the Half Year ended on 30th September, 2023

Particulars	Half Year Ended 30th Sept 2023 (Amount in Lakhs)	Half Year Ended 31 st March 2023 (Amount in Lakhs)	Half Year Ended 30th Sept 2022 (Amount in Lakhs)	Year Ended 31st March 2023 (Amount in Lakhs)	Year Ended 31st March 2022 (Amount in Lakhs)
	(Unaudited)	(Audited)	(Unaudited)	(Audited)	(Audited)
I. Revenue from operations	226.94	151.97	199.11	351.07	141.03
II. Other income	73.10	85.84	78.84	164.68	133.22
III. Total Income	300.04	237.81	277.95	515.75	274.25
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	14.43	14.73	13.20	27.93	19.45
Financial costs	34.22	39.48	30.39	69.87	17.68
Depreciation and amortisation cost	55.58	37.75	30.72	68.47	64.80
Other expenses	62.95	88.67	62.41	151.09	40.39
Total expenses	167.19	180.63	136.72	317.35	142.33
V. Profit before exceptional and extraordinary items and tax (III-IV)	132.85	57.18	141.22	198.40	131.92
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	13.21	6.14	6.69	12.83	15.73
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)	119.64	51.04	134.53	185.57	116.19
XVI. Earning per equity share:					
Face value per equity shares Rs.10/- fully paid up.					
(1) Basic	1.16	0.55	1.53	1.94	12.51
(2) Diluted	1.16	0.55	1.53	1.94	12.51

For & On Behalf of the Board

B-RIGHT REALESTATE LIMITED


Sanjay Nathal Shah
Whole Time Director

DIN : 00003142

Date: November 11, 2023

Place: Mumbai



B-RIGHT REALESTATE LIMITED

CIN : L70100MH2007PLC282631

Unaudited Standalone Cash Flow Statement For The Year Ended 30th September, 2023

Particulars	Half Year Ended 30th Sept 2023 (Amount in Lakhs)	Half Year Ended 30th Sept 2022 (Amount in Lakhs)
A. CASH FLOW FROM OPERATING ACTIVITIES		
Net profit before tax and extraordinary items	132.85	141.22
Adjustments for:		
Depreciation and amortisation expense	55.58	30.72
(Profit) / Loss on sale of Property	-	(45.16)
(Profit) / Loss on sale of Car	-	-
Interest Income on Income tax refund	-	-
Long Term Capital Gain	-	-
Adjustments for:		
Add: Loss on Sale of Property	-	-
Interest expenses	(30.39)	(30.39)
Appropriation of profits	-	-
Operating profit / (loss) before working capital changes	158.03	96.38
Changes in working capital:		
Increase / (Decrease) in trade payable	-	-
Increase / (Decrease) in short term borrowing	21.11	1.10
Increase / (Decrease) in other current liabilities	6.17	(1.40)
(Increase) / Decrease in short term Provisions	-	-
(Increase)/decrease in Other current assets	(22.28)	138.35
(Increase)/decrease in Inventories	6.53	(141.38)
	11.52	(3.33)
CASH FLOW FROM / (USED IN) OPERATING ACTIVITIES	169.55	93.05
Less: Taxes paid	-	-
NET CASH FLOW FROM / (USED IN) OPERATING ACTIVITIES	169.55	93.05
B. CASH FLOW FROM INVESTING ACTIVITIES		
(Increase) / Decrease in long term loan and advances	1,019.37	(3,485.16)
Sale of Fixed Assets	-	106.72
Profit on sale of Fixed assets	-	45.16
Movement in current Investments	(942.13)	(1,235.80)
Movements in Intangible Assets	-	-
Interest on Income tax refund	-	-
Purchase /Conversion of Fixed Asset	(999.17)	(0.30)
Movement in Investments	-	-
NET CASH FLOW FROM / (USED IN) INVESTING ACTIVITIES	(921.93)	(4,569.40)
C. CASH FLOW FROM FINANCING ACTIVITIES		
Transfer from Reserve and Security Premium	(0.17)	(650.37)
Interest expenses	30.39	30.39
Increase in Share Capital	-	940.22
Increase in Share Premium	-	4,145.86
Increase/(decrease) in Long term Borrowings	705.90	(11.58)
Increase/(decrease) in Long term Liabilities	-	2.70
NET CASH FLOW FROM / (USED IN) FINANCING ACTIVITIES	736.11	4,457.22
NET INCREASE / (DECREASE) IN CASH & CASH EQUIVALENTS (A+B+C)	(16.25)	(19.12)
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)	5.42	95.26
D. Cash and Cash equivalents comprise of		
Cash on hand	4.90	0.63
Balances with banks		
In current accounts	0.52	94.63
Total	5.42	95.26

This Cash Flow Statement has been prepared as per "Indirect Method" as prescribed by Accounting Standard -3 (revised) "Cash Flow Statements"

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

Sanjay Nathalal Shah

Sanjay Nathalal Shah
Whole Time Director
DIN : 00003142
Date: November 11, 2023
Place: Mumbai





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

**Review Report to
The Board of Directors
B-RIGHT REALESTATE LIMITED**

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of **B-Right Realestate Limited** ("the Parent") and its subsidiaries (the Parent and its subsidiaries together referred to as "the Group"), and its share of the net profit/(loss) after tax and total comprehensive income / loss for the half yearly ended 30th September, 2023 ("the Statement"), being submitted by the Parent pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
2. This Statement, which is the responsibility of the Parent's Management and approved by the Parent's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33 (8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, to the extent applicable.



4. In our opinion and to the best of our information and according to the explanations given to us, the Financial Results includes separate unaudited financial statements of the subsidiaries, the aforesaid Statement:

Includes the results of the entities as given below listed.

Name of entity	Status
1. Farewell Realestate Private Limited	(Subsidiary)
2. B-Right Realestate Ventures LLP	(Subsidiary)
3. B-Right Housecon LLP	(Step-Down Subsidiary)
4. D M Realtors	(Step-Down Subsidiary)
5. BRV Leasing Andheri LLP	(Step-Down Subsidiary)
6. Shiddhivinayak Developers kurar	(Step-Down Subsidiary)
7. B-Right Realty Lonavala LLP	(Step-Down Subsidiary)
8. B-Right NY Esquare LLP	(Step-Down Subsidiary)
9. Darc Realty LLP	(Step-Down Subsidiary)
10. B Right Sejal Developers LLP	(Step-Down Subsidiary)
11. Jaliyan B-Right Developers LLP	(Step-Down Subsidiary)
12. Jaliyan Developers	(Step-Down Subsidiary)
13. B-Right Archpro Ventures	(Step-Down Subsidiary)
14. Kamla Shiv Developers	(Step-Down Subsidiary)
15. Parth Construction	(Associate)

5. Based on our review conducted and procedures performed as stated in paragraph above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.
6. The financial statements/financial results/financial information of these entities referred in the above have been furnished to us by the Management and our opinion on the Statement in so far as it relates to the amounts and disclosures included in respect of these subsidiaries is based solely on the work done by such auditors and the procedures performed by us as stated in paragraph above.



Our opinion on the Statement is not modified in respect of the above matters with respect to our reliance on the work done by other auditors and the Financial Results certified by the Management.

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

Prakash Mandhaniya



Prakash Mandhaniya

Partner

Membership No. 421679

Date: 11.11.2023

Place: Mumbai

UDIN: 23421679BGYARY4117


B-RIGHT REALESTATE LIMITED
CIN : L70100MH2007PLC282631
Unaudited Statement Of Consolidated Assets & Liabilities as at 30th September, 2023

Particulars	Half Year Ended 30th Sept 2023 (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	12,798.79	12,686.55
(c) Money received against share warrants		
(2) Minority Interest		
	247.46	112.27
(3) Share Application Pending Allotment		
	-	-
(4) Non-current liabilities		
(a) Long-term borrowings	2,391.70	685.80
(b) Deferred tax liability (net)	35.64	22.43
(c) Other Long term liabilities	8.10	8.10
(d) Long term provision		
(5) Current liabilities		
(a) Short term borrowings	10,089.37	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	701.09	158.67
(c) Other current liabilities	12,888.98	7,656.15
(d) Short-term provisions	241.10	118.82
Total	40,435.34	25,721.19
II.Assets		
(1) Non-current assets		
(a) Property, plant and equipment and Intangible assets		
(i) Property, plant and equipment	3,125.73	1,214.04
(iii) Intangible assets	169.30	169.30
(iii) Capital work -in- progress		
(iv) Inangible assets under development		
(b) Non-current investments	1,192.29	1,101.41
(c) Deffered Tax Assets (net)	-	-
(d) Long term loan & Advances	5,121.95	6,148.19
(e) Other non current Assets		
(2) Current assets		
(a) Current Investment	1,860.59	2,986.52
(b) Inventories	16,098.84	6,845.54
(c) Trade receivables	-	-
(d) Cash and cash equivalentents	1,165.39	339.80
(e) Short Term loans & Advances	11,375.95	6,639.49
(f) Other Current Assets	325.29	276.91
Total	40,435.34	25,721.19

Significant accounting policies

Notes referred to above form an integral part of the Financial Statements.

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


Sanjay Nathalal Shah
Whole Time Director
DIN : 00003142



Place:- Mumbai
Date: November 11, 2023

B-RIGHT REALESTATE LIMITED
CIN : L70100MH2007PLC282631

Unaudited Statement Of Consolidated Financial Results For The Half Year Ended 30th September, 2023

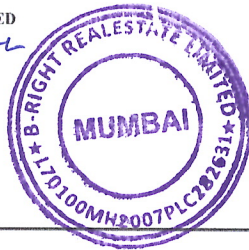
	Particulars	Half Year Ended	Half Year Ended	Half Year Ended	Year Ended	Year Ended
		30th Sept 2023 (Amount in Lakhs)	31st March 2023 (Amount in Lakhs)	30th Sept 2022 (Amount in Lakhs)	31st March 2023 (Amount in Lakhs)	31st March 2022 (Amount in Lakhs)
		(Unaudited)	(Audited)	(Unaudited)	(Audited)	(Audited)
I.	Revenue from operations	1,878.93	731.63	990.18	1,721.81	137.44
II.	Other income	73.10	105.64	98.76	204.40	155.91
III.	Total Income	1,952.03	837.27	1,088.94	1,926.20	293.35
IV.	<i>Expenses:</i>					
	Cost of materials consumed	2,298.99	1,253.78	688.46	1,942.24	-
	Purchase of stock-in-Trade	-	-	-	-	-
	Changes in inventories	(945.24)	(709.57)	(93.54)	(803.11)	-
	Work-in-progress and Stock-in-Trade	-	-	-	-	-
	Employee benefit expense	14.43	33.34	25.72	59.05	34.41
	Financial costs	34.22	55.17	30.48	85.65	17.75
	Depreciation and amortisation cost	55.58	37.75	30.72	68.47	64.80
	Other expenses	108.37	78.74	63.09	141.83	40.55
	Total expenses	1,566.35	749.21	744.93	1,494.14	157.51
V.	Profit before exceptional and extraordinary items and tax (III-IV)	385.67	88.06	344.01	432.07	135.83
VI.	Exceptional items	-	-	-	-	-
VII.	Profit before extraordinary items and tax (V - VI)	385.67	88.06	344.01	432.07	135.83
VIII.	Extraordinary Items	-	-	-	-	-
IX.	Profit before tax (VII/VIII)	-	-	-	-	-
X.	Tax expense					
	(1) Current tax	120.79	13.68	105.15	118.82	-
	(2) Deferred tax	13.21	6.14	6.69	12.83	15.73
XI.	Profit (Loss) for the period from continuing operations (VII-VIII)	251.68	68.24	232.17	300.41	120.11
XII.	Share of Profit/(loss) transferred to Minority	135.19	14.03	98.24	112.27	(0.00)
XIII.	Share of profit/(loss) of Associates	1.51	(2.83)	(0.00)	(2.83)	(0.32)
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)	118.00	57.03	133.93	190.97	119.78
XVIII.	Earning per equity share:					
	Face value per equity shares Rs. 10/- fully paid up.					
	(1) Basic	1.14	0.61	1.53	2.00	12.89
	(2) Diluted	1.14	0.61	1.53	2.00	12.89

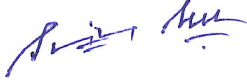
Notes referred to above form an integral part of the Financial Statements.

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

Sanjay Nathal Shah
Whole Time Director
DIN : 00003142

Place:- Mumbai
Date: November 11, 2023



B-RIGHT REALESTATE LIMITED		
CIN : L70100MH2007PLC282631		
Consolidated Cash Flow Statement For The Half Year Ended 30th September, 2023		
Particulars	Half Year Ended 30th Sept 2023 (Amount in Lakhs)	Half Year Ended 30th Sept 2022 (Amount in Lakhs)
A. CASH FLOW FROM OPERATING ACTIVITIES		
Net profit before tax and extraordinary items	385.67	344.01
Adjustments for:		
Depreciation and amortisation expense	55.58	30.72
(Profit) / Loss on sale of Property	-	(45.16)
(Profit) / Loss on sale of Car	-	-
Adjustments for:		
Interest expenses	(34.22)	(30.48)
Operating profit / (loss) before working capital changes	407.03	299.09
Changes in working capital:		
Increase / (Decrease) in trade payable	542.42	151.79
Increase / (Decrease) in short term borrowing	6,850.09	275.95
Increase / (Decrease) in short term provisions	122.27	106.38
Increase / (Decrease) in deferred tax liabilities	13.21	6.69
Increase / (Decrease) in other current liabilities	5,232.83	(28.53)
(Increase) / Decrease in short term loan and advances	(4,736.46)	(1,370.64)
(Increase) / Decrease in trade receivables	-	(370.48)
(Increase)/decrease in Other current assets	(48.39)	139.43
(Increase) / Decrease in inventories	(9,253.31)	(234.93)
	(1,277.33)	(1,324.33)
CASH FLOW FROM / (USED IN) OPERATING ACTIVITIES	(870.30)	(1,025.25)
Less: Taxes paid	-	-
NET CASH FLOW FROM / (USED IN) OPERATING ACTIVITIES	(870.30)	(1,025.25)
B. CASH FLOW FROM INVESTING ACTIVITIES		
(Increase) / Decrease in long term loan and advances	1,026.25	(3,485.16)
Movement in Fixed Assets	(1,901.71)	106.70
Profit on sale of Fixed assets	-	45.16
Movements in Intangible Assets	-	-
Movements in Non current Investments	(90.88)	(6.60)
Movement in current Investments	1,125.93	-
Interest on Income tax refund	-	-
Purchase /Conversion of Fixed Asset	-	(0.30)
Adjustment of Minority Interest	(135.19)	(98.24)
NET CASH FLOW FROM / (USED IN) INVESTING ACTIVITIES	24.39	(3,438.44)
C. CASH FLOW FROM FINANCING ACTIVITIES		
Transfer from Reserve and Secu	(0.17)	(650.77)
Interest expenses	(34.22)	30.48
Increase in Share Capital	-	940.22
Increase in Share Premium	-	4,145.86
Increase/(decrease) in Long term Borrowings	1,705.90	(11.58)
Increase/(decrease) in Long term Liabilities	-	2.70
NET CASH FLOW FROM / (USED IN) FINANCING ACTIVITIES	1,671.51	4,456.91
NET INCREASE / (DECREASE) IN CASH & CASH EQUIVALENTS (A+B+C)	825.59	(6.77)
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)	1,165.39	148.35
D. Cash and Cash equivalents comprise of		
Cash on hand	75.67	26.34
Balances with banks		
In current accounts	1,089.72	122.01
Total	1,165.39	148.35
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></p> <p>Sanjay Nathalal Shah Whole Time Director DIN : 00003142</p> <p>Place:- Mumbai Date: November 11, 2023</p> 