



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
(Formerly known as Marshal Vinimay 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 (Formerly known as Marshal Vinimay Limited)** ("the Company") for the Half year ended 31 March 2023 and the year-to-date results for the period from 1 April 2022 to 31 March 2023 ("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 31 March 2023 and the year-to-date results for the period from 1 April 2022 to 31 March 2023.

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 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. Company has Raised Rs. 44.36 Crores through Initial Public Offering (IPO), Further there is no deviation or variation in the utilization of IPO proceeds from the objects.
12. Balances of Trade receivables, Trade Payables, Advance and deposits received/ given, from /to customers are subject to confirmations and subsequent reconciliation.
13. 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 31 March, 2023 on which we issued an unmodified audit opinion vide our report dated 30th May, 2023.

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

Prakash Mandhaniya

Prakash Mandhaniya

Partner

Membership No.: 421679

Date: 30.05.2023

Place: Mumbai

UDIN: 23421679BGYAQE4216



B-RIGHT REALESTATE LIMITED
CIN : L70100MH2007PLC282631
Statement of Standalone Assets and Liabilities as at 31st March, 2023

Particulars	Year Ended 31st March 2023 (Amount in Lakhs)	Year Ended 31st March 2022 (Amount in Lakhs)
I. EQUITY AND LIABILITIES		
(1) Shareholder's funds	1,033.12	92.90
(a) Share capital	12,688.74	9,007.69
(b) Surplus		
(c) Money received against share warrants	-	-
(2) Share Application Pending Allotment	-	-
(3) Non-current liabilities	685.80	657.17
(a) Long-term borrowings	22.43	9.60
(b) Deferred tax liability (net)	8.10	50.00
(c) Other Long term liabilities		
(d) Long term provision		
(4) Current liabilities	19.47	21.55
(a) Short term borrowings		
(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	806.79	8.06
(d) Short-term provisions	-	-
Total	15,324.46	9,846.98
II. Assets		
(1) Non-current assets		
(a) Property, plant and equipment and Intangible assets		
(i) Property, plant and equipment	1,213.26	1,167.15
(ii) Intangible assets	-	-
(iii) Capital work -in- progress	-	-
(iv) Intangible assets under development	1,066.29	1,172.99
(b) Non-current investments	-	-
(c) Deferred Tax Assets (net)	-	-
(d) Long term loan & Advances	6,518.19	1,093.45
(e) Other non current Assets		
(2) Current assets		
(a) Current Investment	6,122.28	6,103.91
(b) Inventories- Project WIP	315.29	-
(c) Trade receivables	-	-
(d) Cash and cash equivalents	21.67	114.38
(e) Short Term loans & Advances	-	-
(f) Other Current Assets	67.49	195.10
Total	15,324.46	9,846.98

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

SANJAY
NATHALAL
SHAH

Digitally signed by
SANJAY NATHALAL
SHAH
Date: 2023.05.30
20:21:43 +05'30'

Sanjay Nathalal Shah
Director
DIN : 00003142

Date: May 30, 2023



PARAS
HANSRAJB
HAI DESAI

Digitally signed by
PARAS HANSRAJBHAI
DESAI
Date: 2023.05.30
20:22:28 +05'30'

Paras Hansrajbhai Desai
Managing Director
DIN : 07302022

B-RIGHT REALESTATE LIMITED
CIN : L70100MH2007PLC282631

Statement of Standalone Financial Results for the Year ended on 31st March, 2023

Particulars	Half Year Ended 31 st March 2023	Half Year Ended 30th Sept 2022	Year Ended 31st March 2023	Year Ended 31st March 2022
	(Amount in Lakhs)	(Amount in Lakhs)	(Amount in Lakhs)	(Amount in Lakhs)
	(Audited)	(Unaudited)	(Audited)	(Audited)
I. Revenue from operations	151.97	199.11	351.07	141.03
II. Other income	85.84	78.84	164.68	133.22
III. Total Income	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	14.73	13.20	27.93	19.45
Financial costs	39.48	30.39	69.87	17.68
Depreciation and amortisation cost	37.75	30.72	68.47	64.80
Other expenses	88.67	62.41	151.09	40.39
Total expenses	180.63	136.72	317.35	142.33
V. Profit before exceptional and extraordinary items and tax (III-IV)	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	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)	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	0.55	1.53	1.94	12.51
(2) Diluted	0.55	1.53	1.94	12.51

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

SANJAY
NATHALAL
SHAH

Digitally signed by SANJAY
NATHALAL SHAH
Date: 2023.05.30 20:23:11
+05'30'

Sanjay Nathalal Shah
Director
DIN : 00003142




Date: May 30, 2023



PARAS
HANSRAJB
HAI DESAI

Digitally signed by
PARAS HANSRAJBHAI
DESAI
Date: 2023.05.30
20:23:35 +05'30'

Paras Hansrajbhai Desai
Managing Director
DIN : 07302022

B-RIGHT REALESTATE LIMITED					
CTN : L70100MH12007PLC282631					
Standalone Cash Flow Statement For The Year Ended 31st March, 2023					
(Rs. in Lakhs)					
Particulars	Year Ended 31st March 2023 (Amount in Lakhs)	Year Ended 31st March 2022 (Amount in Lakhs)			
A. CASH FLOW FROM OPERATING ACTIVITIES					
Net profit before tax and extraordinary items	198.40	131.92			
Adjustments for:					
Depreciation and amortisation expense	68.47	64.80			
(Profit) / Loss on sale of Property	(45.16)	(105.40)			
(Profit) / Loss on sale of Car	(21.50)	-			
Interest Income on Income tax refund	-	(2.32)			
Long Term Capital Gain	-	-			
Adjustments for:					
Add: Loss on Sale of Property	-	-			
Interest expenses	(69.87)	(17.63)			
Appropriation of profits	-	-			
Operating profit / (loss) before working capital changes	130.33	71.38			
Changes in working capital:					
Increase (Decrease) in trade payable	-	(1.10)			
Increase (Decrease) in short term borrowing	(2.08)	(328.45)			
Increase (Decrease) in other current liabilities	858.73	5.72			
(Increase) / Decrease in short term Provisions	-	(10.01)			
(Increase) decrease in Other current assets	127.62	(130.42)			
(Increase) decrease in Inventories	(315.29)	-			
	669.98	(464.25)			
CASH FLOW FROM / (USED IN) OPERATING ACTIVITIES	800.31	(392.87)			
Less: Taxes paid	-	-			
NET CASH FLOW FROM / (USED IN) OPERATING ACTIVITIES	800.31	(392.87)			
B. CASH FLOW FROM INVESTING ACTIVITIES					
(Increase) / Decrease in long term loan and advances	(5,424.74)	(774.37)			
Sale of Fixed Assets	115.25	248.90			
Profit on sale of Fixed assets	66.66	105.40			
Movement in current Investments	(18.37)	691.27			
Movements in Intangible Assets	-	-			
Interest on Income tax refund	-	2.32			
Purchase Conversion of Fixed Asset	(124.13)	(10.85)			
Movement in Investments	-	-			
NET CASH FLOW FROM / (USED IN) INVESTING ACTIVITIES	(5,385.33)	262.66			
C. CASH FLOW FROM FINANCING ACTIVITIES					
Transfer from Reserve	(650.37)	(2.03)			
Interest expenses	69.87	17.63			
Increase in Share Capital	940.22	-			
Increase in Share Premium	4,145.86	-			
Increase/(decrease) in Long term Borrowings	28.63	136.50			
Increase (decrease) in Long term Liabilities	(41.90)	50.00			
NET CASH FLOW FROM / (USED IN) FINANCING ACTIVITIES	4,492.30	202.10			
NET INCREASE / (DECREASE) IN CASH & CASH EQUIVALENTS (A+B+C)	(92.71)	71.89			
Cash and Cash equivalents at beginning period (Refer Note 14)	114.39	42.49			
Cash and Cash equivalents at end of period (Refer Note 14)	21.67	114.39			
D. Cash and Cash equivalents comprise of					
Cash on hand	1.47	0.14			
Balances with banks					
In current accounts	20.20	114.25			
Total	21.67	114.39			
This Cash Flow Statement has been prepared as per "Indirect Method" as prescribed by Accounting Standard -3 (revised) "Cash Flow Statements"					
<table style="width: 100%; border: none;"> <tr> <td style="width: 30%; vertical-align: top;"> <p>For & On Behalf of the Board</p> <p>SANJAY NATHALAL SHAH</p> <p><small>Digitally signed by SANJAY NATHALAL SHAH Date: 2023.05.30 20:24:13 +05'30'</small></p> <p>Sanjay Nathalal Shah Director DIN : 00003142</p> <p>Date: May 30, 2023</p> </td> <td style="width: 30%; text-align: center; vertical-align: middle;">  </td> <td style="width: 30%; vertical-align: top;"> <p>PARAS HANSRAJBH AI DESAI</p> <p><small>Digitally signed by PARAS HANSRAJBHAI DESAI Date: 2023.05.30 20:24:38 +05'30'</small></p> <p>Paras Hansrajbhai Desai Managing Director DIN : 07302022</p> </td> </tr> </table>			<p>For & On Behalf of the Board</p> <p>SANJAY NATHALAL SHAH</p> <p><small>Digitally signed by SANJAY NATHALAL SHAH Date: 2023.05.30 20:24:13 +05'30'</small></p> <p>Sanjay Nathalal Shah Director DIN : 00003142</p> <p>Date: May 30, 2023</p>		<p>PARAS HANSRAJBH AI DESAI</p> <p><small>Digitally signed by PARAS HANSRAJBHAI DESAI Date: 2023.05.30 20:24:38 +05'30'</small></p> <p>Paras Hansrajbhai Desai Managing Director DIN : 07302022</p>
<p>For & On Behalf of the Board</p> <p>SANJAY NATHALAL SHAH</p> <p><small>Digitally signed by SANJAY NATHALAL SHAH Date: 2023.05.30 20:24:13 +05'30'</small></p> <p>Sanjay Nathalal Shah Director DIN : 00003142</p> <p>Date: May 30, 2023</p>		<p>PARAS HANSRAJBH AI DESAI</p> <p><small>Digitally signed by PARAS HANSRAJBHAI DESAI Date: 2023.05.30 20:24:38 +05'30'</small></p> <p>Paras Hansrajbhai Desai Managing Director DIN : 07302022</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
(Formerly known as Marshal Vinimay 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 (Formerly known as Marshal Vinimay Limited)** ("the Company") and its subsidiaries (the Company and its subsidiaries together referred to as "the Group"), for the half year ended 31 March 2023 and the year to date results for the period from 1 April 2022 to 31 March 2023 ("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 and associates, 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 LLP	Step down Subsidiary
7.	B-Right Realty Lonavala LLP	Step down Subsidiary
8.	Darc Realty LLP	Step down Subsidiary
9.	B-Right Sejal 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	Associate





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 31 March 2023 and the year-to-date results for the period from 1 April 2022 to 31 March 2023.

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.





ADV & ASSOCIATES

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.
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, eleven (11) step down Subsidiary & One (1) Associates included in the statement whose result reflect Total Revenues of Rs. 1475.49 lakhs and, net profit of Rs. 319.33 lakhs and, for the Year ended Mar 31, 2023 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 associate company, 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 March 31, 2023 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 31 March, 2023 on which we issued an unmodified audit opinion vide our report dated 30th May, 2023.

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

Prakash Mandhaniya
Prakash Mandhaniya

Partner

Membership No. 421679

Date: 30.05.2023

Place: Mumbai

UDIN: 23421679BGYAPZ9919



B-RIGHT REALESTATE LIMITED
CIN : L70100MH2007PLC282631
Statement Of Consolidated Assets & Liabilities as at 31st March, 2023

Particulars	Year Ended 31st March 2023 (Amount in Lakhs)	Year Ended 31st March 2022 (Amount in Lakhs)
I. EQUITY AND LIABILITIES		
(1) Shareholder's funds		
(a) Share capital	1,033.12	92.90
(b) Surplus	12,686.55	9,007.83
(c) Money received against share warrants		
(2) Minority Interest	112.27	3.03
(3) Share Application Pending Allotment	-	-
(4) Non-current liabilities		
(a) Long-term borrowings	685.80	657.17
(b) Deferred tax liability (net)	22.43	9.60
(c) Other Long term liabilities	8.10	50.00
(d) Long term provision		
(5) Current liabilities		
(a) Short term borrowings	3,239.28	1,079.94
(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.	158.67	96.19
(c) Other current liabilities	7,656.15	4,884.01
(d) Short-term provisions	118.82	-
Total	25,721.19	15,880.67
II. Assets		
(1) Non-current assets		
(a) Property, plant and equipment and Intangible assets		
(i) Property, plant and equipment	1,214.04	1,167.15
(ii) Intangible assets	169.30	-
(iii) Capital work -in- progress		
(iv) Intangible assets under development		
(b) Non-current investments	1,101.41	1,171.99
(c) Deferred Tax Assets (net)	-	-
(d) Long term loan & Advances	6,148.19	1,093.45
(e) Other non current Assets		
(2) Current assets		
(a) Current Investment	2,986.52	687.81
(b) Inventories	6,845.54	4,641.79
(c) Trade receivables		
(d) Cash and cash equivalents	-	2.00
(e) Short Term loans & Advances	339.80	155.13
(f) Other Current Assets	6,639.49	6,562.02
	276.91	399.33
Total	25,721.19	15,880.67

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

SANJAY Digitally signed
by SANJAY
NATHAL NATHALAL
AL SHAH SHAH
Date: 2023.05.30
19:20:47 +05'30'

Sanjay Nathal Shah
Director
DIN : 00003142

Date : May 30, 2023



PARAS Digitally signed by
HANSRAJ PARAS
HAI DESAI HANSRAJBHAI
DESAI
Date: 2023.05.30
19:21:15 +05'30'

Paras Hansrajbhai Desai
Managing Director
DIN : 07302022

B-RIGHT REALESTATE LIMITED
CIN : L70100MH2007PLC282631

Statement Of Consolidated Financial Results For The Year Ended 31st March, 2023

	Particulars	Half Year Ended	Half Year Ended	Year Ended	Year Ended
		31st March 2023	30th Sept 2022	31st March 2023	31st March 2022
		(Amount in Lakhs)	(Amount in Lakhs)	(Amount in Lakhs)	(Amount in Lakhs)
		(Audited)	(Unaudited)	(Audited)	(Audited)
I	Revenue from operations	731.63	990.18	1,721.81	137.41
II	Other income	105.64	98.76	204.40	155.91
III	Total Income	837.27	1,088.94	1,926.20	293.35
IV	<u>Expenses</u>				
	Cost of materials consumed	1,253.78	688.46	1,942.24	-
	Purchase of stock-in-Trade	-	-	-	-
	Changes in inventories of finished goods	(709.57)	(93.54)	(803.11)	-
	Work-in-progress and Stock-in-Trade	-	-	-	-
	Employee benefit expense	33.34	25.72	59.05	34.41
	Financial costs	55.17	39.48	85.05	17.75
	Depreciation and amortisation cost	37.75	39.72	68.47	64.80
	Other expenses	78.74	63.09	141.83	40.55
	Total expenses	749.21	744.93	1,494.14	157.51
V	Profit before exceptional and extraordinary items and tax (III-IV)	88.06	344.01	432.07	135.83
VI	Exceptional items	-	-	-	-
VII	Profit before extraordinary items and tax (V - VI)	88.06	344.01	432.07	135.83
VIII	Extraordinary Items	-	-	-	-
IX	Profit before tax (VII/VIII)	-	-	-	-
X	Tax expense				
	(1) Current tax	13.68	105.15	118.82	-
	(2) Deferred tax	6.14	6.69	12.83	15.73
XI	Profit (Loss) for the period from continuing operations (VII-VIII)	68.24	232.17	300.41	120.11
XII	Share of Profit (loss) transferred to Minority	14.03	98.24	112.27	(0.00)
XIII	Share of profit (loss) of Associates	(2.83)	(0.09)	(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)	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	0.61	1.53	2.00	12.89
	(2) Diluted	0.61	1.53	2.00	12.89

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

SANJAY Digitally signed by
SANJAY
NATHALAL SHAH
L SHAH Digitally signed by
NATHALAL SHAH
Date: 2023.05.30
19:22:13 +05'30'

Sanjay Nathalal Shah
Director
DIN : 00003142

Date : May 30, 2023



PARAS Digitally signed by
PARAS HANSRAJBHAI
DESAI
Date: 2023.05.30
19:22:13 +05'30'
HANSRAJB
HAI DESAI

Paras Hansrajbhai Desai
Managing Director
DIN : 07302022