

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 Realstate Limited (the "Company")**, for the half yearly Ended 30th September, 2024 ("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 Accounting Standard 25 "Interim Financial Reporting" ('AS 25'), 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. The Financial Results pertaining to corresponding half year ended September 30, 2023 and for the year ended March 31, 2024 in the Statement were reviewed by the predecessor auditors who had expressed an unmodified opinion on the Financial Statement.
6. The figures for the half year ended March 31, 2024 are the balancing figures between the audited figures with respect to full financial year and the unaudited year to date figures upto the half year ended September 30, 2023.

For and on behalf of

JMMK & Co.

(Earlier known as JMK & Co.)

Chartered Accountants

FRN: 120459W

UDIN: 24151274BXXOV3026



Jitendra Doshi

Partner

Membership No: 152174

Place : Mumbai

Date: 14-11-2024

B-RIGHT REALESTATE LIMITED		
CIN : L70100MH2007PLC282631		
Unaudited Statement of Standalone Assets and Liabilities as at 30th September, 2024		
Particulars	Half Year Ended 30th Sept 2024 (Amount in Lakhs)	Year Ended 31st March 2024 (Amount in Lakhs)
I. EQUITY AND LIABILITIES		
(1) Shareholder's funds		
(a) Share capital	1,033.12	1,033.12
(b) Surplus	13,007.75	12,929.43
(c) Money received against share warrants	-	-
(2) Share Application Pending Allotment	-	-
(3) Non-current liabilities		
(a) Long-term borrowings	1,112.31	1,370.43
(b) Deferred tax liability (net)	41.41	43.14
(c) Other Long term liabilities	8.10	8.10
(d) Long term provision	-	-
(4) Current liabilities		
(a) Short term borrowings	164.75	81.36
(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	1,032.62	1,028.25
(d) Short-term provisions	-	-
Total	16,400.06	16,493.84
II.Assets		
(1) Non-current assets		
(a) Property, plant and equipment and Intangible assets		
(i) Property, plant and equipment	1,267.02	2,089.58
(ii) Intangible assets	-	-
(iii) Capital work -in- progress	-	-
(iv) Inangible assets under development	-	-
(b) Non-current investments	1,101.92	1,925.96
(c) Deffered Tax Assets (net)	-	-
(d) Long term loan & Advances	5,732.64	5,652.07
(e) Other non current Assets	-	-
(2) Current assets		
(a) Current Investment	7,845.72	6,256.56
(b) Inventories- Project WIP	310.31	310.31
(c) Trade receivables	-	-
(d) Cash and cash equivalents	10.28	156.35
(e) Short Term loans & Advances	-	-
(f) Other Current Assets	132.16	103.01
Total	16,400.06	16,493.84
For & On Behalf of the Board B-RIGHT REALESTATE LIMITED  Sanjay Nathalal Shah Whole Time Director DIN : 00003142 Date : Nov 14, 2024 Place : Mumbai 		

B-RIGHT REALESTATE LIMITED

CIN : L70100MH2007PLC282631

Unaudited Statement of Standalone Profit and Loss For The Half Year Ended 30th September, 2024

Particulars	Half Year Ended 30th Sept 2024 (Amount in Lakhs)	Half Year Ended 31st March 2024 (Amount in Lakhs)	Half Year Ended 30th Sept 2023 (Amount in Lakhs)	Year Ended 31st March 2024 (Amount in Lakhs)	Year Ended 31st March 2023 (Amount in Lakhs)
	(Unaudited)	(Audited)	(Unaudited)	(Audited)	(Audited)
I. Revenue from operations	523.57	299.34	226.94	526.28	351.07
II. Other income	70.07	62.93	73.10	136.03	164.68
III. Total Income	593.64	362.27	300.04	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	41.09	13.90	14.43	28.34	27.93
Financial costs	80.85	73.03	34.22	107.26	69.87
Depreciation and amortisation cost	64.40	79.13	55.58	134.71	68.47
Other expenses	78.02	67.49	62.95	130.44	151.09
Total expenses	264.36	233.56	167.19	400.74	317.35
V. Profit before exceptional and extraordinary items and tax (III-IV)	329.28	128.72	132.85	261.56	198.40
VI. Exceptional items	(252.69)				
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	(1.73)	7.50	13.21	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)	78.32	121.22	119.64	240.86	185.57
XVI. Earning per equity share:					
Face value per equity shares Rs.10/- fully paid up.					
(1) Basic	0.76	1.17	1.36	2.33	1.94
(2) Diluted	0.76	1.17	1.36	2.33	1.94

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

Sanjay Nathal Shah
Whole Time Director
DIN : 00003142

Date : Nov 14, 2024
Place : Mumbai



B-RIGHT REALESTATE LIMITED

CIN : L70100MH2007PLC282631

Unaudited Statement of Standalone Cash Flow For The Half Year Ended 30th September, 2024

Particulars	Half Year Ended 30th Sept 2024 (Amount in Lakhs)	Half Year Ended 30th Sept 2023 (Amount in Lakhs)
A. CASH FLOW FROM OPERATING ACTIVITIES		
Net profit before tax and extraordinary items	329.28	132.85
Adjustments for:		
Depreciation and amortisation expense	64.40	55.58
(Profit) / Loss on sale of Property	(252.69)	-
(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	(80.85)	(30.39)
Appropriation of profits	-	-
Operating profit / (loss) before working capital changes	60.14	158.03
Changes in working capital:		
Increase / (Decrease) in trade payable	-	-
Increase / (Decrease) in short term borrowing	83.40	21.11
Increase / (Decrease) in other current liabilities	4.37	6.17
(Increase) / Decrease in short term Provisions	-	-
(Increase)/decrease in Other current assets	(29.15)	(22.28)
(Increase)/decrease in Inventories	-	6.53
	58.62	11.53
CASH FLOW FROM / (USED IN) OPERATING ACTIVITIES	118.76	169.56
Less: Taxes paid	-	-
NET CASH FLOW FROM / (USED IN) OPERATING ACTIVITIES	118.76	169.56
B. CASH FLOW FROM INVESTING ACTIVITIES		
(Increase) / Decrease in long term loan and advances	(80.57)	1,019.37
Movement in Current Investments	(1,589.16)	(942.13)
Movement in Non Current Investments	824.04	-
Purchase /Conversion of Fixed Asset	758.15	(999.17)
NET CASH FLOW FROM / (USED IN) INVESTING ACTIVITIES	(87.55)	(921.93)
C. CASH FLOW FROM FINANCING ACTIVITIES		
Transfer from Reserve and Security Premium	-	(0.17)
Interest expenses	80.85	30.39
Increase in Share Capital	-	-
Increase in Share Premium	-	-
Increase/(decrease) in Long term Borrowings	(258.13)	705.90
Increase/(decrease) in Long term Liabilities	-	-
NET CASH FLOW FROM / (USED IN) FINANCING ACTIVITIES	(177.27)	736.11
NET INCREASE / (DECREASE) IN CASH & CASH EQUIVALENTS (A+B+C)	(146.07)	(16.25)
Cash and Cash equivalents at beginning period (Refer Note 14)	156.35	21.67
Cash and Cash equivalents at end of period (Refer Note 14)	10.28	5.42
D. Cash and Cash equivalents comprise of		
Cash on hand	1.49	4.90
<u>Balances with banks</u>		
In current accounts	8.79	0.52
Total	10.28	5.42

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

Whole Time Director

DIN : 00003142

Date : Nov 14, 2024

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 and Associates (the Parent, its subsidiaries and associate together referred to as "the Group"), and its share of the net profit/(loss) after tax the half yearly ended 30th September, 2024 ("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 Accounting Standard 25 "Interim Financial Reporting" ("AS 25"), 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.

A. Particulars of the Related Parties:
I. Holding Entity: Nil
II. Subsidiary Entity:
B-Right Realestate Ventures LLP
Farewell Real Estates Private Limited
Bhagya Constructions India Private Limited
III. Step Down Subsidiary
(i) B-Right NY ESquare LLP
(ii) B-Right Housecon LLP
(iii) B-Right RMBD Developers LLP
(iv) Darc Realty LLP
(v) BRV Leasing Andheri LLP
(vi) B-Right Tathaastu Ventures Private Limited
(vii) Jaliyan B-Right Developers Private Limited
(viii) B-Right RMBD Realtors Private Limited
(ix) B-Right Purple Realtors Private Limited
(x) B-Right Bapa Ventures Private Limited
(xi) Brv Realty Private Limited
(xii) B-Right DNS Realty Private Limited
(xiii) DVA B-Right Developers Private Limited
(xiv) B-Right SSVARNA Bombay Highlines Realty Private Limited
(xv) B-Right Bombay Highlines Developers Private Limited
(xvi) Kamla Shiv Developer
(xvii) B-Right Archpro Ventures
(xviii) Jaliyan Developers
(xix) D M Realtors
(xx) Siddhivinayak Developers Kurar
(xxi) Vastu Rachna Developers
(xxii) Parth Construction
IV. Associate Company
Shree Jaliyan Realty Venture LLP



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 and associates 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.
7. The Financial Results pertaining to corresponding half year ended September 30, 2023 and for the year ended March 31, 2024 in the Statement were reviewed by the predecessor auditors who had expressed an unmodified opinion on the Financial Statement.
8. The figures for the half year ended March 31, 2024 are the balancing figures between the audited figures with respect to full financial year and the unaudited year to date figures upto the half year ended September 30, 2023.

For and on behalf of

JMMK & Co.

(Earlier known as JMK & Co.)

Chartered Accountants

FRN: 120459W

UDIN: 24151274 BKE XOW 9856



Jitendra Doshi

Partner

Membership No: 152174

Place : Mumbai

Date: 14-11-2024

B-RIGHT REALESTATE LIMITED

CIN : L70100MH2007PLC282631

Unaudited Statement of Consolidated Assets and Liabilities as at 30th September, 2024

Particulars	Half Year Ended 30th Sept 2024 (Amount in Lakhs)	Year Ended 31st March 2024 (Amount in Lakhs)
I. EQUITY AND LIABILITIES		
(1) Shareholder's funds		
(a) Share capital	1,033.12	1,033.12
(b) Surplus	12,973.08	12,921.50
(c) Money received against share warrants		
(2) Miniority Interest	347.57	401.33
(3) Share Application Pending Allotment	-	-
(4) Non-current liabilities		
(a) Long-term borrowings	1,359.87	4,295.99
(b) Deferred tax liability (net)	41.47	43.19
(c) Other Long term liabilities	8.10	8.10
(d) Long term provison	-	-
(5) Current liabilities		
(a) Short term borrowings	11,699.04	11,113.49
(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	895.42	52.12
(c) Other current liabilities	10,784.13	14,297.12
(d) Short-term provisions	598.84	330.02
Total	39,740.65	44,495.97
II.Assets		
(1) Non-current assets		
(a) Property, plant and equipment and Intangible assets		
(i) Property, plant and equipment	2,201.98	3,024.67
(iii) Intangible assets	169.30	169.30
(iii) Capital work -in- progress	-	-
(iv) Inangible assets under development	-	-
(b) Non-current investments	1,809.82	1,294.49
(c) Deffered Tax Assets (net)	-	-
(d) Long term loan & Advances	5,349.03	5,110.63
(e) Other non current Assets		
(2) Current assets		
(a) Current Investment	1,860.59	1,270.34
(b) Inventories	16,279.94	20,173.76
(c) Trade receivables	1,313.92	-
(d) Cash and cash equivalents	412.28	419.29
(e) Short Term loans & Advances	9,917.55	12,630.86
(f) Other Current Assets	426.23	402.64
Total	39,740.65	44,495.97

For & On Behalf of the Board

B-RIGHT REALESTATE LIMITED

Sanjay Nathalal Shah

Whole Time Director

DIN : 00003142

Date: Nov 14, 2024

Place : Mumbai



B-RIGHT REALESTATE LIMITED

CIN : L70100MH2007PLC282631

Unaudited Statement of Consolidated Profit and Loss For The Half Year Ended 30th September, 2024

	Particulars	Half Year Ended 30th Sept 2024 (Amount in Lakhs)	Half Year Ended 31st March 2024 (Amount in Lakhs)	Half Year Ended 30th Sept 2023 (Amount in Lakhs)	Year Ended 31st March 2024 (Amount in Lakhs)	Year Ended 31st March 2023 (Amount in Lakhs)
		(Unaudited)	(Audited)	(Unaudited)	(Audited)	(Audited)
I.	Revenue from operations	4,062.74	2,210.66	1,878.93	4,089.58	1,721.81
II.	Other income	71.10	65.19	73.10	138.29	204.40
III.	Total Income	4,133.85	2,275.84	1,952.03	4,227.87	1,926.20
IV.	<u>Expenses:</u>					
	Cost of materials consumed	2,034.89	1,780.83	2,298.99	4,079.82	1,942.24
	Purchase of stock-in-Trade					
	Changes in inventories	1,264.43	(216.15)	(945.24)	(1,161.39)	(803.11)
	Work-in-progress and Stock-in-Trade					
	Employee benefit expense	58.12	28.74	14.43	43.17	59.05
	Financial costs	93.42	87.03	34.22	121.25	85.65
	Depreciation and amortisation cost	64.53	79.48	55.58	135.06	68.47
	Other expenses	92.75	37.91	108.37	146.29	141.83
	Total expenses	3,608.15	1,797.84	1,566.35	3,364.20	1,494.14
V.	Profit before exceptional and extraordinary items and tax (III-IV)	525.70	478.00	385.67	863.67	432.07
VI.	Exceptional items	-	-	-	-	-
VII.	Profit before extraordinary items and tax (V - VI)	525.70	478.00	385.67	863.67	432.07
VIII.	Extraordinary Items	(252.69)	-	-	-	-
IX.	Profit before tax (VII-VIII)					
X.	Tax expense					
	(1) Current tax	271.96	189.90	120.79	310.69	118.82
	(2) Deferred tax	(1.72)	7.55	13.21	20.75	12.83
XI.	Profit (Loss) for the period from continuing operations (VII-VIII)	2.77	280.55	251.68	532.23	300.41
XII.	Share of Profit/(loss) transferred to Minority	(54.14)	154.04	135.19	289.23	112.48
XIII.	Share of profit/(loss) of Associates	-	-	1.51	-	(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)	56.92	126.51	118.00	243.00	190.76
XVIII.	Earning per equity share:					
	Face value per equity shares Rs.10/- fully paid up.					
	(1) Basic	0.55	1.22	1.14	2.35	2.00
	(2) Diluted	0.55	1.22	1.14	2.35	2.00

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

Sanjay Nathalal Shah
Whole Time Director
DIN : 00003142
Date: Nov 14, 2024
Place : Mumbai



B-RIGHT REALESTATE LIMITED

CIN : L70100MH2007PLC282631

Unaudited Statement of Consolidated Cash Flow For The Half Year Ended 30th September, 2024

Particulars	Half Year Ended 30th Sept 2024 (Amount in Lakhs)	Half Year Ended 30th Sept 2023 (Amount in Lakhs)
A. CASH FLOW FROM OPERATING ACTIVITIES		
Net profit before tax and extraordinary items	525.70	385.67
Adjustments for:		
Depreciation and amortisation expense	64.53	55.58
(Profit) / Loss on sale of Property	(252.69)	-
(Profit) / Loss on sale of Car	-	-
Adjustments for:		
Interest expenses	(93.42)	(34.22)
Operating profit / (loss) before working capital changes	244.11	407.03
Changes in working capital:		
Increase / (Decrease) in trade payable	843.31	542.42
Increase / (Decrease) in short term borrowing	585.55	6,850.09
Increase / (Decrease) in short term provisions	268.82	122.27
Increase / (Decrease) in deferred tax liabilities	(1.72)	13.21
Increase / (Decrease) in other current liabilities	(3,512.99)	5,232.83
(Increase) / Decrease in short term loan and advances	2,713.30	(4,736.46)
(Increase) / Decrease in trade receivables	(1,313.92)	-
(Increase)/decrease in Other current assets	(23.59)	(48.39)
(Increase) / Decrease in inventories	3,893.82	(9,253.31)
	3,452.58	(1,277.33)
CASH FLOW FROM / (USED IN) OPERATING ACTIVITIES	3,696.69	(870.30)
Less: Taxes paid	-	-
NET CASH FLOW FROM / (USED IN) OPERATING ACTIVITIES	3,696.69	(870.30)
B. CASH FLOW FROM INVESTING ACTIVITIES		
(Increase) / Decrease in long term loan and advances	(238.40)	1,026.25
Movement in Fixed Assets	723.58	(1,901.71)
Profit on sale of Fixed assets	-	-
Movements in Intangible Assets	-	-
Movements in Non current Investments	(515.33)	(90.88)
Movement in current Investments	(590.25)	1,125.93
Purchase /Conversion of Fixed Asset	-	-
Adjustment of Minority Interest	(53.76)	(135.19)
NET CASH FLOW FROM / (USED IN) INVESTING ACTIVITIES	(674.17)	24.39
C. CASH FLOW FROM FINANCING ACTIVITIES		
Transfer from Reserve and Secu	-	(0.17)
Interest expenses	(93.42)	(34.22)
Increase in Share Capital	-	-
Increase in Share Premium	-	-
Increase/(decrease) in Long term Borrowings	(2,936.12)	1,705.90
Increase/(decrease) in Long term Liabilities	-	-
NET CASH FLOW FROM / (USED IN) FINANCING ACTIVITIES	(3,029.54)	1,671.51
NET INCREASE / (DECREASE) IN CASH & CASH EQUIVALENTS (A+B+C)	(7.02)	825.59
Cash and Cash equivalents at beginning period (Refer Note 14)	419.30	339.80
Cash and Cash equivalents at end of period (Refer Note 14)	412.28	1,165.39
D. Cash and Cash equivalents comprise of		
Cash on hand	25.63	75.67
Balances with banks		
In current accounts	386.65	1,089.72
Total	412.28	1,165.39

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
Director
DIN : 00003142
Date: Nov 14, 2024
Place : Mumbai

