

Winmore Leasing And Holdings Limited

Regd. Office: "Ashiana", 69-C, Bhulabhai Desai Road, Mumbai – 400 026

Tel. No.: 022-23686617

E-mail Id: ho@hawcoindia.com

CIN: L67120MH1984PLC272432

Website: www.winmoreleasingandholdings.com

13th August, 2024

To,

Metropolitan Stock Exchange of India Limited
205 (A), 2nd Floor, Piramal Agastya Corporate Park,
Kamani Junction, LBS Road,
Kurla (West),
Mumbai - 400070

Re : Submission of Unaudited Financial Results of the Company for the quarter ended 30th June, 2024

Dear Sirs,

Enclosed herewith are the copies of unaudited financial results of the Company (Standalone and Consolidated) for the quarter ended 30th June, 2024, as approved by the Board of Directors of the Company at its meeting held today, which commenced at 4:15 pm and concluded on 4:45 pm, together with copies of the Limited Review Reports thereon of M/s. Bharat Gupta & Company, auditors of the Company.

Further, please note that the Regulation 32 (1) of SEBI (LOADR) Regulations, 2015 is not applicable to the Company for the quarter ended 30th June, 2024.

Thanking you,

Yours faithfully,

For **Winmore Leasing And Holdings Limited**

Anuj Rameshkumar Mehta
Company Secretary & Compliance Officer

Encl : a/a



Limited review report on the unaudited Standalone quarterly financial results of Winmore Leasing & Holdings Limited pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

**To the Board of Directors of
Winmore Leasing & Holdings Ltd,
Mumbai**

1. We have reviewed the accompanying statement of Unaudited Standalone Financial Results of Winmore Leasing & Holdings Ltd ("the Company") for the quarter ended June 30, 2024 ("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 ("the Listing Regulations").
2. This Statement is the responsibility of the Company's Management and has been approved by the Company's Board of Directors. The Statement has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 '*Interim Financial Reporting*' prescribed under Section 133 of the Companies Act, 2013 (the Act) 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 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 interim 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 provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.





BHARAT GUPTA & CO.

Chartered Accountants

4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with applicable Indian Accounting Standards prescribed under Section 133 of the Act and other recognized accounting practices and policies generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed or that it contains any material misstatement.

UDIN: 24136055BKAI RR4283

Place: Mumbai

Dated: 13th August, 2024

For M/s. Bharat Gupta & Co.

Chartered Accountants

Firm Regd. No. 331000W

BHARAT GUPTA

Proprietor

Membership No. 136055



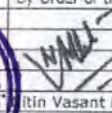
WINMORE LEASING & HOLDINGS LTD

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₹ in Lakhs				
PART I				
Statement of Unaudited Standalone Financial Results for the Quarter Ended 30-06-2024				
Particulars	3 months ended 30/06/2024	3 months ended 31/03/2024 (Refer Note 2)	Corresponding 3 months ended 30/06/2023	Previous year year ended 31/03/2024
	Unaudited	Audited	Unaudited	Audited
Income				
I Revenue from operations				
(i) Interest income	-	-	-	-
(ii) Dividend income	-	1.04	-	2.90
(iii) Rental income	0.75	0.75	0.75	3.00
(iv) Fees and commission income	-	-	-	-
(v) Net gain on fair value changes	2.91	2.46	2.37	9.84
(vi) Net gain on derecognition of financial instruments under amortised cost category	-	-	-	-
(vii) Sale of products	-	-	-	-
(viii) Sale of services	3.15	2.70	2.70	10.80
(ix) Other operating income	-	-	-	-
Total revenue from operations	6.81	6.95	5.82	26.54
II Other Income	-	-	-	0.10
III Total Income (I + II)	6.81	6.95	5.82	26.64
Expenses				
(i) Finance costs	-	628.53	-	628.53
(ii) Fees and commission expenses	-	-	-	-
(iii) Net loss on fair value changes	-	-	-	-
(iv) Net loss on derecognition of financial instruments under amortised cost category	-	-	-	-
(v) Impairment on financial instruments	-	-	-	-
(vi) Cost of materials consumed	-	-	-	-
(vii) Purchases of Stock-in-trade	-	-	-	-
(viii) Changes in inventories of finished goods, stock-in-trade and work-in-progress	-	-	-	-
(ix) Employee benefits expenses	7.28	3.15	2.88	11.85
(x) Depreciation, amortization and impairment	0.04	0.03	0.04	0.14
(xi) Other expenses	1.71	1.24	1.52	5.15
IV Total expenses	9.03	632.95	4.44	645.67
V Profit / (Loss) before exceptional items and tax (III-IV)	(2.22)	(626.00)	1.38	(619.03)
VI Exceptional items	-	-	-	-
VII Profit / (Loss) before tax (V-VI)	(2.22)	(626.00)	1.38	(619.03)
VIII Tax expenses:				
(a) Current tax (including earlier year tax)	-	3.43	-	3.40
(b) Deferred tax	0.36	(2.95)	0.52	(1.17)
IX Profit / (Loss) for the period/year from continuing operations (VII-VIII)	(2.58)	(626.48)	0.86	(621.26)
X Profit / (Loss) from discontinued operations	-	-	-	-
XI Tax expense of discontinued operations	-	-	-	-
XII Profit / (Loss) from discontinued operations (after tax) (X-XI)	-	-	-	-
XIII Profit / (Loss) for the period/year (IX+XII)	(2.58)	(626.48)	0.86	(621.26)
XIV Other Comprehensive Income/(Loss) (A+B)				
(A) (a) Items that will not be reclassified to Profit or Loss	33.44	(11.83)	76.14	52.32
(b) Income tax on items that will not be reclassified to Profit or Loss	(3.80)	1.19	(8.70)	(6.13)
(B) (a) Items that will be reclassified to Profit or Loss	-	-	-	-
(b) Income tax on items that will be reclassified to Profit or Loss	-	-	-	-
Other Comprehensive Income/(Loss) (A+B)	29.64	(10.64)	67.44	46.19
XV Total Comprehensive income for the period/year (XIII+XIV) (Comprising Profit/(Loss) and other Comprehensive Income for the period/Year)	27.06	(637.12)	68.30	(575.07)
XVI Earnings Per Share (not annualised) (for continuing operations)- (Face value of ₹ 10 each)				
Basic (in ₹)	(0.26)	(62.72)	0.09	(62.19)
Diluted (in ₹)	(0.26)	(62.72)	0.09	(62.19)
XVII Earnings Per Share (not annualised) (for discontinued operations)- (Face value of ₹ 10 each)				
Basic (in ₹)	-	-	-	-
Diluted (in ₹)	-	-	-	-
XVIII Earnings Per Share (not annualised) (for continuing and discontinued operations)- (Face value of ₹ 10 each)				
Basic (in ₹)	(0.26)	(62.72)	0.09	(62.19)
Diluted (in ₹)	(0.26)	(62.72)	0.09	(62.19)

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CIN No.: L67120MH1984PLC272432; Website: www.winmoreleasingandholdings.com					
PART-II Segment wise Revenue, Results, Assets & Liabilities					
Sr.No.	Particulars	₹ in Lakhs			
		3 months ended 30/06/2024	3 months ended 31/03/2024 (Refer Note 2)	Corresponding 3 months ended 30/06/2023	Previous year year ended 31/03/2024
		Unaudited	Audited	Unaudited	Audited
1	Segment Revenue:				
	a) Leasing	0.75	0.75	0.75	3.00
	b) Investing	2.91	3.50	2.37	12.74
	c) Service	3.15	2.70	2.70	10.80
	d) Unallocated income	-	-	-	-
	Net sales / income from operations	6.81	6.95	5.82	26.54
2	Segment Results:				
	a) Leasing	0.67	0.68	0.65	2.69
	b) Investing	2.91	(625.05)	2.36	(615.82)
	c) Service	(3.41)	(0.12)	0.09	0.14
	d) Unallocated income / (expenditure) (Net)	(2.39)	(1.51)	(1.72)	(6.04)
		(2.22)	(626.00)	1.38	(619.03)
	Less: Finance Costs	-	-	-	-
	Profit / (Loss) before exceptional items and tax	(2.22)	(626.00)	1.38	(619.03)
	Less: Exceptional items	-	-	-	-
	Profit / (Loss) before tax	(2.22)	(626.00)	1.38	(619.03)
3	Segment Assets :				
	a) Leasing	3.93	4.02	4.08	4.02
	b) Investing	7,800.97	7,606.62	7,780.84	7,606.62
	c) Service	1.05	-	1.06	-
	d) Unallocated	1.63	162.22	5.57	162.22
	Total	7,807.58	7,772.86	7,791.55	7,772.86
4	Segment Liabilities :				
	a) Leasing	1.00	1.00	1.00	1.00
	b) Investing	11,103.43	11,103.43	10,474.90	11,103.43
	c) Service	5.45	2.65	3.79	2.65
	d) Unallocated	29.32	24.46	27.17	24.46
	Total	11,139.20	11,131.54	10,506.86	11,131.54
Notes:					
1	The above results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meeting held on August 13, 2024.				
2	The figures of the quarters ended March 31, 2024 are balancing figures between audited figures in respect of the respective full financial year and the unaudited published year-to-date figures up to the third quarter of the respective financial year.				
3	Figures of the previous period have been regrouped/rearranged wherever necessary/practicable to conform to the current presentation.				
4	Financial Results is also available on the websites http://www.mseil.in/index.aspx and on the Company's website www.winmoreleasingandholdings.com				
				By Order of the Board	
					
				Bin Vasant Mhatre	
				Director	
				DIN: 08294405	
Mumbai					
August 13, 2024					





Limited review report on the unaudited Consolidated quarterly financial results of Winmore Leasing & Holdings Ltd pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

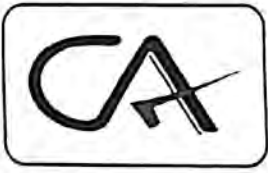
To the Board of Directors of
Winmore Leasing & Holdings Ltd.,

1. We have reviewed the accompanying Statement of unaudited consolidated financial results of Winmore Leasing & Holdings Ltd (the Holding Company) and its subsidiary company (the holding company and its subsidiary are referred to as 'the Group') for the quarter ended June 30, 2024 ("the Statement"), being submitted by the Holding Company pursuant to requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").
2. This Statement is the responsibility of the Holding Company's management and has been approved by its Board of Directors. The Statement 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 Listing Regulations, to the extent applicable.

4. The Statement includes the financial results of the Subsidiary company West Pioneer Properties (India) Private Limited,.





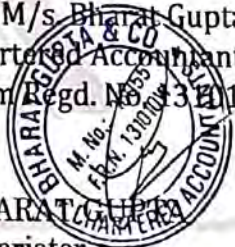
5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of other auditors referred to in paragraph 6 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
6. We did not review the interim financial information/financial result of the subsidiary included in the Consolidated Unaudited Financial Results, whose interim financial information/financial results reflect total assets (before consolidation adjustments) of Rs. 41,083.53 lakhs as at 30th June 2024, total revenue (before consolidation adjustments) of Rs 2,460.82 lakhs, total net Profit after tax of Rs. 454.41 lakhs and total comprehensive Income of Rs. 454.41 lakhs for the quarter ended 30th June, 2024 respectively, as considered in the unaudited consolidated financial results. These interim financial results and other financial information have been reviewed by other auditor, whose reports have been furnished to us by the management. Our conclusion, in so far as it relates to the affairs of such subsidiary is based solely on the report of other auditors. Our conclusion is not modified in respect of this matter.

UDIN: 24136055BKAIIRS1419

Place: Mumbai

Dated: 13th August, 2024

For M/s. Bharat Gupta & Co.
Chartered Accountants
Firm Regd. No. 136055


BHARAT GUPTA
Proprietor
Membership No. 136055

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₹ in Lakhs

PART I

Statement of Consolidated Unaudited Financial Results for the Quarter ended 30-06-2024

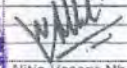
Sr. No.	Particulars	3 months ended 30/06/2024	3 months ended 31/03/2024	Corresponding 3 months ended 30/06/2023	Previous year ended 31/03/2024
		Unaudited	Audited (Refer Note 2)	Unaudited	Audited
I	Income				
	Revenue from operations				
(i)	Interest income	24.26	16.44	15.06	74.09
(ii)	Dividend income	-	1.04	-	2.90
(iii)	Rental income	824.52	806.29	702.86	3,036.95
(iv)	Fees and commission income	-	-	-	-
(v)	Net gain on fair value changes	2.91	2.46	2.37	9.84
(vi)	Net gain on derecognition of financial instruments under amortised cost category	-	-	-	-
(vii)	Sale of products (Properties)	947.01	1,106.11	719.31	10,107.67
(viii)	Sale of services	645.98	536.05	581.38	2,241.07
(ix)	Other operating income	-	-	-	-
	Total revenue from operations	2,444.68	2,468.39	2,020.98	15,472.52
II	Other Income	22.95	42.33	53.01	119.56
III	Total Income (I + II)	2,467.63	2,510.72	2,073.99	15,592.08
	Expenses				
(i)	Finance costs	190.70	131.61	257.37	873.54
(ii)	Fees and commission expenses	-	-	-	-
(iii)	Net loss on fair value changes	-	-	-	-
(iv)	Net loss on derecognition of financial instruments under amortised cost category	-	-	-	-
(v)	Impairment on financial instruments	-	-	-	-
(vi)	Cost of materials consumed (Construction Cost)	876.31	1,459.49	506.02	9,287.87
(vii)	Purchases of Stock-in-trade	-	-	-	-
(viii)	Changes in inventories of finished goods,	-	-	-	-
(ix)	Employee benefits expenses	124.77	153.39	78.19	524.07
(x)	Depreciation, amortization and impairment	149.85	154.56	165.51	654.17
(xi)	Power and Fuel	246.19	180.79	229.96	815.24
(xii)	Repairs and Maintenance	120.84	142.27	106.48	441.64
(xiii)	Other expenses	300.37	302.09	301.03	1,321.72
IV	Total expenses	2,009.03	2,524.20	1,644.56	13,918.25
V	Profit / (Loss) before exceptional items and tax	458.60	(13.48)	429.43	1,673.83
VI	Exceptional items (Expenses/(Income))	6.41	7.16	-	3,067.42
VII	Profit / (Loss) before tax (V-VI)	452.19	(20.64)	429.43	(1,393.59)
VIII	Tax expense:				
	(1) Current tax (Including earlier year tax)	-	3.43	-	3.40
	(2) Deferred tax	0.36	(2.95)	0.52	(1.17)
IX	Profit / (Loss) for the period/year from continuing operations (VII-VIII)	451.83	(21.12)	428.91	(1,395.82)
X	Profit / (Loss) from discontinued operations	-	-	-	-
XI	Tax expense of discontinued operations	-	-	-	-
XII	Profit / (Loss) from discontinued operations	-	-	-	-
XIII	Profit / (Loss) for the period/year (IX+XII)	451.83	(21.12)	428.91	(1,395.82)
XIV	Other Comprehensive Income				
(A)	(a) Items that will not be reclassified to Profit or Loss	33.44	(14.98)	75.14	47.26
	(b) Income tax on items that will not be reclassified to Profit or Loss	(3.80)	1.19	(8.70)	(6.13)
(B)	(a) Items that will be reclassified to Profit or Loss	-	-	-	-
	(b) Income tax on items that will be reclassified to Profit or Loss	-	-	-	-
	Total Other Comprehensive Income (A+B)	29.64	(13.79)	67.44	41.13
XV	Total Comprehensive income for the period/year (XIV+XIII) (Comprising Profit/(Loss) and other Comprehensive Income for the period/year)	481.47	(34.91)	496.35	(1,354.69)
XVI	Profit for the period/year attributable to:				
	Owners of the Company	422.50	(60.19)	401.28	(1,345.83)
	Non-controlling interest	29.33	39.07	27.63	(49.99)
XVII	Other comprehensive income for the Period/year attributable to:				
	Owners of the Company	29.64	(13.58)	67.44	41.46
	Non-controlling interest	-	(0.21)	-	(0.33)
XVIII	Total comprehensive income for the period/year attributable to:				
	Owners of the Company	452.14	(73.77)	468.72	(1,304.37)
	Non-controlling interest	29.33	38.86	27.63	(50.32)
XIX	Earnings Per Share (not annualised) (for continuing operations)- (Face				
	Basic (in ₹)	45.23	(2.11)	42.94	(139.73)
	Diluted (in ₹)	45.23	(2.11)	42.94	(139.73)
XX	Earnings Per Share (not annualised) (for discontinued operations)- (Face				
	Basic (in ₹)	-	-	-	-
	Diluted (in ₹)	-	-	-	-
XXI	Earnings Per Share (not annualised) (for continuing and discontinued				
	Basic (in ₹)	45.23	(2.11)	42.94	(139.73)
	Diluted (in ₹)	45.23	(2.11)	42.94	(139.73)

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PART-II		Segment wise Revenue, Results, Assets & Liabilities			
Sr. No.	Particulars	3 months ended	3 months ended	Corresponding	₹ in Lakhs
		30/06/2024	31/03/2024	3 months ended	Previous year ended
		Unaudited	Audited (Refer Note 2)	30/06/2023	31/03/2024
				Unaudited	Audited
1	Segment Revenue:				
	a) Leasing	0.75	0.75	0.75	3.00
	b) Investing	2.91	3.50	2.37	12.74
	c) Service	3.15	2.70	2.70	10.80
	d) Retail	1,286.19	1,222.42	1,124.24	4,690.21
	e) Residential	953.94	1,207.88	0.58	8,194.61
	f) Office	-	88.72	2.45	127.75
	g) Warehousing	7.34	(174.71)	716.86	1,936.48
	h) Family Entertainment Centre	183.14	116.77	156.97	579.94
	i) Unallocated	7.26	0.36	14.06	16.99
	Net sales / income from operations	2,444.68	2,468.39	2,020.98	15,472.52
2	Segment Results:				
	a) Leasing	0.67	0.68	0.65	2.69
	b) Investing	2.91	(625.05)	2.36	(615.82)
	c) Service	(3.41)	(0.12)	0.09	0.14
	d) Retail	540.45	578.17	440.45	1,937.16
	e) Residential	54.29	(281.75)	(28.37)	292.01
	f) Office	-	86.15	(9.27)	52.64
	g) Warehousing	1.91	(196.61)	208.83	378.48
	h) Family Entertainment Centre	109.89	57.42	82.26	288.18
	i) Unallocated	(57.41)	(129.29)	(10.20)	(416.64)
		649.30	(510.40)	686.80	1,918.84
	Less: Finance Costs	190.70	(496.92)	257.37	245.01
	Profit / (Loss) before exceptional items and tax	458.60	(13.48)	429.43	1,673.83
	Less: Exceptional items (Expenses/(Income))	6.41	7.16	-	3,067.42
	Profit / (Loss) before tax	452.19	(20.64)	429.43	(1,393.59)
3	Segment Assets :				
	a) Leasing	3.93	4.02	4.08	4.02
	b) Investing	597.87	403.52	577.74	403.52
	c) Service	1.05	-	1.06	-
	d) Retail	9,301.74	9,655.09	9,375.19	9,655.09
	e) Residential	24,052.37	22,974.89	29,586.28	22,974.89
	f) Office	1,343.03	1,340.84	1,412.33	1,340.84
	g) Warehousing	4,137.09	3,916.77	5,140.04	3,916.77
	h) Family Entertainment Centre	386.05	381.53	226.13	381.53
	i) Unallocated	1,863.41	1,515.60	215.70	1,515.60
	Total	41,686.54	40,192.26	46,538.55	40,192.26
4	Segment Liabilities :				
	a) Leasing	1.00	1.00	1.00	1.00
	b) Investing	11,103.43	11,103.43	10,474.90	11,103.43
	c) Service	5.45	2.65	3.79	2.65
	d) Retail	6,510.40	6,838.72	7,276.98	6,838.72
	e) Residential	13,238.57	12,778.42	19,123.52	12,778.42
	f) Office	1,277.07	1,439.45	1,708.46	1,439.45
	g) Warehousing	4,993.87	3,972.83	1,938.06	3,972.83
	h) Family Entertainment Centre	33.59	29.96	38.49	29.96
	i) Unallocated	3,952.06	3,946.17	3,226.13	3,946.17
	Total	41,125.44	40,112.63	43,791.33	40,112.63
Notes:					
1	The above results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meeting held on August 13, 2024.				
2	The figures of the quarters ended March 31, 2024 are balancing figures between audited figures in respect of the full financial year and the unaudited published year-to-date figures up to the third quarter of the financial year.				
3	Since the nature of the real estate business of the Group is such that profits / losses do not necessarily accrue evenly over the period, the result of a quarter may not be representative of the profits / losses for the period.				
4	Figures of the previous period have been regrouped/rearranged wherever necessary/practicable to conform to the current presentation.				
5	Financial Results is also available on the websites http://www.mseil.in/index.aspx and on the Company's website www.winmoreleasingandholdings.com				
6	The Company's subsidiary company viz. West Pioneer Properties (India) Private Limited has received a Demand cum Show Cause Notice (DRC-01), from additional Director, Directorate General of GST Intelligence (DGGI), Mumbai Zonal Unit. The notice pertains to the applicability and payment of GST on the consideration received in lieu of the transfer of leasehold rights in respect of subsidiary company's properties located in Nashik & Aurangabad. The subsidiary company has already done necessary provision for the same in earlier quarter and also filed a Writ Petition in the Honourable Bombay High Court, challenging the constitutional validity of levy of GST on above transactions.				
				By Order of the Board	
					
				Nitin Vasant Mhatre	
				Director	
				DIN: 08294405	
Mumbai					
August 13, 2024					

