

ABHA PROPERTY PROJECT LIMITED

29, GANESH CHANDRA AVENUE, 4TH FLOOR, ROOM NO 407,
KOLKATA- 700013

August 12, 2023

To,
The Secretary
The Calcutta Stock Exchange Ltd.
7, Lyons Range
Kolkata - 700 001
Script Code: 11594

Dear Sir/Madam,

Sub.: Outcome of the Board Meeting held on 12/08/2023 – Financial Results

We hereby inform you that the Board of Directors of the Company at its meeting held today, i.e. 12th August, 2023, have inter-alia considered and approved the Unaudited Standalone Financial Results for the quarter ended on 30th June, 2023 and Unaudited Consolidated Financial Results for the quarter ended on 30th June, 2023.

We are enclosing a copy of the abovementioned Audited Standalone and Consolidated Financial results along with the Independent Auditors' Limited Review Reports thereon pursuant to Regulation 30 and 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulation, 2015 for your records.

The Board Meeting commenced at 1.00 P.M. and concluded at 2:20 P.M.

Please acknowledge the Receipt

Thanking You,

Yours faithfully,

For ABHA PROPERTY PROJECT LIMITED

Santanu Dr. Hazra.

Santanu Kumar Hazra
Company Secretary

Encl: As above





A. K. Gutgutia & Associates
Chartered Accountants

**INDEPENDENT AUDITORS' LIMITED REVIEW REPORT ON STANDALONE FINANCIAL RESULTS
FOR QUARTER ENDED 30th JUNE 2023**

**TO THE BOARD OF DIRECTORS OF
ABHA PROPERTY PROJECT LIMITED**

We have reviewed the accompanying statement of Unaudited Standalone Financial Results of Abha Property Project Limited ("the Company") for the quarter ended 30th June, 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") read with SEBI Circular No. CIR/CFD/CMD1/80/2019 dated 19 July 2019 ("the Circular").

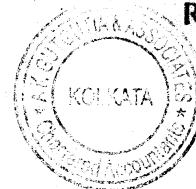
This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Accounting Standard prescribed under Section 133 of the Companies Act, 2013 ("the Act") read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of Listing Regulations. Our responsibility is to issue a report on the Statement based on our review.

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 provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

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.

Kolkata, 12th August, 2023
UDIN: 23304601BGZCYX7093

For A. K. Gutgutia & Associates
Chartered Accountants
Registration No. 327314E



Agarwal

(CA Dibya Agarwal)
Partner
Membership No. 304601

ABHA PROPERTY PROJECT LIMITED

Regd. Office : 29, Ganesh Chandra Avenue, 4th Floor, Room No. 407, Kolkata- 700 013
Phone : 6644 7200, Fax : 6644 7201, Email : abhaproperty@gmail.com
CIN : L51909WB2001PLC093941

(Rs. In Lakh)

STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER & YEAR ENDED 30TH JUNE, 2023

PARTICULARS	STANDALONE			
	QUARTER ENDED		Year Ended	
	30.06.2023	31.03.2023	30.06.2022	31.03.2023
	(Unaudited)	(Audited)	(Unaudited)	(Audited)
INCOME				
1. Revenue from Operation				
Interest Income	0.61	29.74	29.66	118.76
2. Other Income	-	-	-	-
3. Total Income	0.61	29.74	29.66	118.76
EXPENSES				
a) Employee Benefits Expense	0.38	0.40	0.20	1.30
b) Other Expenses	584.48	1.31	0.78	2.82
4. Total Expenses	584.86	1.71	0.98	4.12
5. Profit/ (Loss) before Exceptional Items & Tax (3-4)	(584.25)	28.03	28.68	114.64
6. Exceptional Items	-	-	-	-
7. Profit/(Loss) before Tax (5+6)	(584.25)	28.03	28.68	114.64
8. Tax Expense	(29.34)	29.34	-	29.34
9. Profit/(Loss) after Tax (7-8)	(554.91)	(1.31)	28.68	85.30
10. Other Comprehensive Income				
A. (i) Items that will not be reclassified to Profit or Loss	-	-	-	-
(ii) Income Tax relating to items that will not be reclassified to Profit or Loss	-	-	-	-
B. (i) Items that will be reclassified to Profit or Loss	-	-	-	-
(ii) Income Tax relating to items that will be reclassified to Profit or Loss	-	-	-	-
Total Other Comprehensive Income	-	-	-	-
11. Total Comprehensive Income (9+10)	(554.91)	(1.31)	28.68	85.30
12. Paid-up Equity Share Capital (Face Value - Rs.10/- each)	190.00	190.00	190.00	190.00
13. Other Equity	-	-	-	72,08.57
14. Earning Per Share of Rs. 10/- each (EPS) (not annualised) (in Rs.)				
a) Basic and Diluted	(29.21)	(0.07)	1.51	4.49

NOTES:

- The above results have been reviewed by the Audit Committee & subsequently approved & taken on record by the Board of Directors of the company at their meeting held on 12th August 2023. The limited review of these results has been done by the Outgoing Statutory Auditors of the company - M/s A.K.Gutgutia & Associates who have resigned w.e.f 23rd June,2023 due to certain internal organizational restructuring. However, in terms of SEBI circular No. CIR/CFD/CMD1/114/2019 dated 18th October,2019 the limited review of the present quarter has been done by them.
- The Company is an Investment Company only & as such Segment Reporting as defined in Ind AS 108 - "Segment Reporting", is not applicable.
- The figures for the quarter ended 31st March, 2023 are the balancing figures between audited figures in respect of the full financial year and the published year to date figures upto nine months of the relevant financial year.
- The Statement of Ratios disclosed pursuant to regulation 52(4) of SEBI (Listing Obligation and disclosure Requirements) Regulation 2015 are enclosed as Annexure.
- Figures for the previous year have been rearranged / regrouped wherever necessary, to make them comparable.

For ABHA PROPERTY PROJECT LIMITED

Aditya Agarwalla
Aditya Agarwalla
CFO & Director

Place : Kolkata

Date : 12th August, 2023



ABHA PROPERTY PROJECT LIMITED

Regd. Office : 29, Ganesh Chandra Avenue, 4th Floor, Room No. 407, Kolkata- 700 013

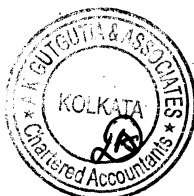
Phone :6644 7200, Fax : 6644 7201, Email : abhproperty@gmail.com,

CIN : L51909WB2001PLC093941

Ratios disclosed pursuant to regulation 52(4) of SEBI (Listing Obligation and Disclosure Requirements) Regulations 2015, as amended

SL No	PARTICULARS	STANDALONE			
		QUARTER ENDED			Year Ended
		30.06.2023	31.03.2023	30.06.2022	31.03.2023
		Unaudited	(Audited)	Unaudited	(Audited)
1	Debt Equity Ratio	-	-	-	-
2	Debt Service Coverage Ratios *	NA	NA	NA	NA
3	Interest Service Coverage Ratios *	NA	NA	NA	NA
4	Outstanding Redeemable Preference shares (Nos in Lakhs)	-	-	-	-
5	Outstanding Redeemable Preference shares (Value)	-	-	-	-
6	Capital Redemption Reserve	-	-	-	-
7	Debenture Redemption Reserve	-	-	-	-
8	Networth	NA	NA	NA	6832.29
9	Net Profit/(loss) after tax	(554.91)	(1.31)	28.68	85.30
10	Earning per share	-29.21	-0.07	1.51	4.49
11	Current Ratio *	NA	NA	NA	NA
12	Long Term debt to working capital	NA	NA	NA	NA
13	Bad debt to account receivable ratio	NA	NA	NA	NA
14	Current Liability ratio *	NA	NA	NA	NA
15	Total debt to total assets(%)	-	-	-	-
16	Debtor Turnover ratio *	NA	NA	NA	NA
17	Inventory Turnover *	NA	NA	NA	NA
18	Operating Margin (%) *	NA	NA	NA	NA
19	Net Profit/Loss Margin (%) *	NA	NA	NA	NA
	<u>Sector Specific Ratios</u>				
20	Gross Non Performing Assets (%)	-	-	-	-
21	Net Non Performing Assets (%) (Excl. Impairment Reserve)	-	-	-	-
22	Net Non Performing Assets (%) (Incl. Impairment Reserve)	-	-	-	-
23	Provision Coverage ratio (%) (Incl. Impairment Reserve)	-	-	-	-
24	Provision Coverage ratio (%) (Excl. Impairment Reserve)	-	-	-	-

Note: 1)* The Company is a Non Banking Financial Company registered under the Reserve Bank of India Act, 1934. Hence these Ratios are generally not applicable
2) There is no Debt in the company & hence Debt Equity Ratio & Debt Service ratio are stated as Nil.
3) Net worth has been calculated as defined in Section 2(57) of the Companies Act, 2013.



Abha Property Project Limited

[Signature]
Director.



A. K. Gutgutia & Associates
Chartered Accountants

INDEPENDENT AUDITORS' LIMITED REVIEW REPORT ON CONSOLIDATED FINANCIAL RESULTS FOR QUARTER ENDED 30th JUNE 2023

**TO THE BOARD OF DIRECTORS OF
ABHA PROPERTY PROJECT LIMITED**

We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of **Abha Property Project Limited** ("the Holding Company") and its subsidiaries (the Holding company, its subsidiaries & its associates together referred to as "the Group") for the quarter ended **30th June, 2023** ("the Statement") being submitted by the Holding Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations") read with SEBI Circular No. CIR/CFD/CMD1/80/2019 dated 19 July 2019 ("the Circular").

This Statement, which is the responsibility of the Holding Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Accounting Standard prescribed under Section 133 of the Companies Act, 2013, ("the Act") read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of Listing Regulations. Our responsibility is to issue a report on the Statement based on our review

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.

The Statement includes the results of the following entities:

Name of Entities	Relationship
1. Abha Ferro Alloys Ltd.	Wholly Owned Subsidiary
2. Abha Refractories Ltd	Wholly Owned Subsidiary
3. Negus Distributors Pvt. Ltd	Associate Company

Contd...



12 AUG 2023



A. K. Gutgutia & Associates
Chartered Accountants

Abha Property Project Limited –Independent Limited Review Report on Consolidated Financial Results -30.06.2023– Contd...

Based on our review conducted and procedures performed as stated in paragraph hereinabove 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.

For A. K. Gutgutia & Associates
Chartered Accountants
Registration No. 327314E

Kolkata; 12th August, 2023
UDIN:23304601BGZCYY2700



D. Agarwal

(CA Dibya Agarwal)
Partner

Membership No. 304601

ABHA PROPERTY PROJECT LIMITED

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CIN : L51909WB2001PLC093941

(Rs. In Lakh)

STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER & YEAR ENDED 30TH JUNE, 2023

PARTICULARS	CONSOLIDATED			
	QUARTER ENDED		Year Ended	
	30.06.2023	31.03.2023	30.06.2022	31.03.2023
	(Unaudited)	(Audited)	(Unaudited)	(Audited)
INCOME				
1. Revenue from Operation				
Interest Income	16.97	3.88	10.18	31.66
Gain on Fair Vale of Investment	27.67	28.20	2.71	85.86
Others	-	59.07	-	59.07
2. Other Income	-	-	-	-
3. Total Income	44.64	91.15	12.89	176.59
EXPENSES				
a) Employee Benefits Expense	0.38	0.66	0.20	1.56
b) Other Expenses	5.28	2.62	0.85	4.23
4. Total Expenses	5.66	3.28	1.05	5.79
5. Profit/ (Loss) Share of Associates before Exceptional Items & Tax (3-4)	38.98	87.87	11.84	170.80
6. Share of Profit/(Loss) of Associates	(9.06)	(3.07)	(0.15)	(2.04)
7. Profit/ (Loss) before Exceptional Items & Tax (5-6)	29.92	84.80	11.69	168.76
8. Exceptional Items	-	-	-	-
9. Profit/(Loss) before Tax (7+8)	29.92	84.80	11.69	168.76
10. Tax Expense	3.15	25.77	-	28.87
11. Profit/(Loss) after Tax (Including Non Controlling Interest) (9-10)	26.77	59.03	11.69	139.89
12. Profit/(Loss) attributable to Non Controlling Interest	-	-	-	-
13. Profit/(Loss) for the period (11-12)	26.77	59.03	11.69	139.89
14. Other Comprehensive Income				
A. (i) Items that will not be reclassified to Profit or Loss	-	3,461.55	504.40	3,965.95
(ii) Income Tax relating to items that will not be reclassified to Profit or	-	(890.52)	-	(890.52)
B. (i) Items that will be reclassified to Profit or Loss	-	-	-	-
(ii) Income Tax relating to items that will be reclassified to Profit or Loss	-	-	-	-
Total Other Comprehensive Income	-	2,571.03	504.40	3,075.43
15. Total Comprehensive Income (13+14)	26.77	2,630.06	516.09	3,215.32
16. Profit attributable to:				
Owners of the company	26.77	59.03	11.69	139.89
Non Controlling Interest	-	-	-	-
17. Total Comprehensive Income to:				
Owners of the company	-	2,571.03	504.40	3,075.43
Non Controlling Interest	-	-	-	-
18. Paid-up Equity Share Capital (Face Value - Rs.10/- each)	190.00	190.00	190.00	190.00
19. Other Equity	-	-	-	13,233.69
20. Earning Per Share of Rs. 10/- each (EPS) (not annualised) (in Rs.)				
a) Basic and Diluted	1.41	3.11	0.62	7.47

NOTES:

- The above results have been reviewed by the Audit Committee & subsequently approved & taken on record by the Board of Directors of the company at their meeting held on 12th August 2023. The limited review of these results has been done by the Outgoing Statutory Auditors of the company - M/s A.K.Gutgutia & Associates who have resigned w.e.f 23rd June,2023 due to certain internal organizational restructuring .However, in terms of SEBI circular No. CIR/CFD/CMD1/114/2019 dated 18th October,2019 the limited review of the present quarter has been done by them.
- The Company is an Investment Company only & as such Segment Reporting as defined in Ind AS 108 - "Segment Reporting", is not applicable.
- The figures for the quarter ended 31st March, 2023 are the balancing figures between audited figures in respect of the full financial year and the published year to date figures upto nine months of the relevant financial year.
- The Statement of Ratios disclosed pursuant to regulation 52(4) of SEBI (Listing Obligation and disclosure Requirements) Regulation 2015 are enclosed as Annexure.
- Figures for the previous year have been rearranged / regrouped wherever necessary, to make them comparable.

For ABHA PROPERTY PROJECT LIMITED

Aditya Agarwalla
Aditya Agarwalla
CFO & Director

Place : Kolkata

Date : 12th August, 2023



ABHA PROPERTY PROJECT LIMITED

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CIN : L51909WB2001PLC093941

**Ratios disclosed pursuant to regulation 52(4) of SEBI (Listing Obligation and Disclosre Requirements)
Regulations 2015. as amended**

SL No	PARTICULARS	CONSOLIDATED			
		QUARTER ENDED			Year Ended
		30.06.2023	31.03.2023	30.06.2022	31.03.2023
		Unaudited	(Audited)	(Unaudited)	(Audited)
1	Debt Equity Ratio	-	-	-	-
2	Debt Service Coverage Ratios *	NA	NA	NA	NA
3	Interest Service Coverage Ratios *	NA	NA	NA	NA
4	Outstanding Redeemable Preference shares (Nos in Lakhs)	-	-	-	-
5	Outstanding Redeemable Preference shares (Value)	-	-	-	-
6	Capital Redemption Reserve	-	-	-	-
7	Debenture Redemption Reserve	-	-	-	-
8	Networth	NA	NA	NA	13423.69
9	Net Profit/(loss) after tax	35.83	59.03	11.69	139.89
10	Earning per share	1.89	3.11	0.62	7.47
11	Current Ratio *	NA	NA	NA	NA
12	Long Term debt to working capital	NA	NA	NA	NA
13	Bad debt to account receivable ratio	NA	NA	NA	NA
14	Current Liability ratio *	NA	NA	NA	NA
15	Total debt to total assets(%)	-	-	-	-
16	Debtor Turnover ratio *	NA	NA	NA	NA
17	Inventory Turnover *	NA	NA	NA	NA
18	Opertaing Margin (%) *	NA	NA	NA	NA
19	Net Profit/Loss Margin (%) *	NA	NA	NA	NA
	<u>Sector Specific Ratios</u>				
20	Gross Non Performing Assets (%)	-	-	-	-
21	Net Non Performing Assets (%) (Excl. Impairment Reserve)	-	-	-	-
22	Net Non Performing Assets (%) (Incl. Impairment Reserve)	-	-	-	-
23	Provision Coverage ratio (%) (Incl. Impairment Reserve)	-	-	-	-
24	Provision Coverage ratio (%) (Excl. Impairment Reserve)	-	-	-	-

Note: 1)* The Company is a Non Banking Finacial Company registered under the Reserve Bank of India Act, 1934.
Hence these Ratios are generally not applicable
2) There is no Debt in the company & hence Debt Equity Ratio & Debt Service ratio are stated as Nil.
3) Net worth has been calculated as defined in Section 2(57) of the Companies Act,2013.



Abha Property Project Limited

Uditpa Ghosh
Director.