### 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

11<sup>th</sup> August, 2023

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 30<sup>th</sup> June, 2023

Dear Sirs,

Enclosed herewith are the copies of unaudited financial results of the Company (Standalone and Consolidated) for the quarter ended 30<sup>th</sup> June, 2023, as approved by the Board of Directors of the Company at its meeting held today, which commenced at 4:30 pm and concluded on 5:10 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 30<sup>th</sup> June, 2023.

Thanking you,

Yours faithfully, For **Winmore Leasing And Holdings Limited** 

Anuj Rameshkumar Mehta Company Secretary & Compliance Officer

Encl : a/a



BHARAT GUPTA & CO. Chartered Accountants

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, 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 ("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

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: 23136055BGXWWR2528 Place: Mumbai Dated: 11th August, 2023 For M/s. Bharat Gupta & Co. Charter 64/Accountants Firme Regd. No. 131010W \* ER.N. 13000 BHARAT GUPTA Proprietor Membership No. 136055



	WINMORE LEAS Regd. Office: Ashiana 69-C • Bhu	labhai Desai Roa	d • Mumbai - 40	0 026	
	Tel. No.: 022-23686618 E	-mail Id: ho@hav	vcoindia.com		
	CIN No.: L67120MH1984PLC272432; W	ebsite: www.win	moreleasinganur		
ART	I	Post the feather Out	autor and Vear and		₹in Lakhs
	Statement of Standalone Unaudited Financial	Results for the Qu	arter and Tear end	eu 30-00-2023	
	Particulars	3 months ended 30/06/2023	3 months ended 31/03/2023	Corresponding 3 months ended 30/06/2022	Previous year ended 31/03/2023
		Unaudited	Audited	Unaudited	Audited
	Income				And the second second
I	Revenue from operations	-			
(i) (ii)	Interest income Dividend income		0.72	-	0.7
(iii)	Rental income	0.75	0.75	1.50	4.7
(iv)	Fees and commission income	-	-	-	
(v)	Net gain on fair value changes	2.37	2.25	0.11	4.1
(vi)	Net gain on derecognition of financial instruments under			-	
	amortised cost category				
(vii)	Sale of products	-			6.6
(viii)	Sale of services	2.70	2.55	-	0,0
(IX)	Other operating income	5.82	6.27	1.61	16.3
**	Total revenue from operations	5.62	0.18	1.04	0.1
II	Other Income	5.82	6.45	1.61	16.4
III	Total Income (I + II)	5.62	0.45		
	Expenses				
(1)	Finance costs		592.88		592.8
(11)	Fees and commission expenses		-	•	
(iii)	Net loss on fair value changes	•	÷.		
(iv)	Net loss on derecognition of financial instruments under		-	-	
4.4	amortised cost category Impairment on financial instruments		-	-	1
(v) (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	2.88	3.03	0.45	7.8
(x)	Depreciation, amortization and impairment	0.04	0.04	0.22	6.0
(Xi) IV	Other expenses Total expenses	4.44	597.25	2.56	607.3
	Total expenses				
v	Profit / (Loss) before exceptional items and tax	1.38	(590.80)	(0.95)	(590.86
VI	(III-IV) Exceptional items	-	1.30	-	94.0
VII	Profit / (Loss) before tax (V-VI)	1.38	(589.50)	(0.95)	(496.80
VIII	Tax expenses:				
	(a) Current tax (Including earlier year tax)	-	-		
	(b) Deferred tax	0.52	0.86	(1.20)	16.2
IX	Profit / (Loss) for the period/year from continuing operations (VII-VIII)	0.86	(590.36)	0.25	(513.01
х	Profit / (Loss) from discontinued operations	-	-	•	
XI	Tax expense of discontinued operations	-		-	
XII	Profit / (Loss) from discontinued operations	-	-	-	
	(after tax) (X-XI)	0.86	(590.36)	0.25	(513.0)
XIII	Profit / (Loss) for the period/year (IX+XII) Other Comprehensive Income/(Loss) (A+B)	0.00	(350.50)		<b>N</b> =
XIV	(a) Items that will not be reclassified to Profit or Loss	76.14	(55.44)	3.51	77.9
(A)	(b) Income tax on items that will not be reclassified to				
	Profit or Loss	(8.70)	6.39	(0.41)	(8.8
(B)	(a) Items that will be reclassified to Profit or Loss	-	-	-	
10/	(b) Income tax on items that will be reclassified to Profit				
	or Loss				
	Other Comprehensive Income/(Loss) (A+B)	67.44	(49.05)	3.10	69.0
xv	Total Comprehensive income for the period/year (XIII+XIV) (Comprising Profit/(Loss) and other	68.30	(639.41)	3.35	(443.9
XVI	Comprehensive Income for the period/Year) Earnings Per Share (not annualised) (for continuing operations)- (Face value of ₹ 10 each)				
	Basic (in ₹)	0.09	(59.10)	0.02	(51.3
-	Diluted (in ₹)	0.09	(59.10)	0.02	(51.3
XVII					
	Basic (in ₹)			-	
	Diluted (in ₹)	-	-	-	
	Earnings Per Share (not annualised) (for				
XVIII	continuing and discontinued operations)- (Face				
XVIII	continuing and discontinued operations)- (Face value of ₹ 10 each) Basic (in ₹)	0.09	(59.10)	0.02	(51.3

		Regd. Office: Ashiana 69-C • Bh Tel. No.: 022-23686618 CIN No.: L67120MH1984PLC272432;	E-mail Id: ho@hav	d • Mumbai – 40 wcoindia.com			
PART	-11	Segment wise R	evenue, Result	s, Assets & Lia	abilities		
Sr.No.	Particulars		3 months ended 30/06/2023 Unaudited	3 months ended 31/03/2023 Audited	Corresponding 3 months ended 30/06/2022 Unaudited	Previous year ended 31/03/2023 Audited	
							1
	a)	Leasing	0.75	2.97	0.11	4.86	
	b)	Investing	2.70	2.55	-	6.69	
	c) d)	Service Unallocated income	-		-	-	
		les / income from operations	5.82	6.27	1.61	16.30	
2		nt Results:	0.65	0.69	0.91	3.18	
	a)	Leasing	2.36	(589.92)	0.11	(588.03	
	b)	Investing	0.09	(0.20)		0.15	
	c)	Service Unallocated Income / (expenditure) (Net)	(1.72)	(1.37)	(1.97)	(6.16	
	(b)	Unanocated income / (expericiture) (Net)	1.38	(590.80)	(0.95)	(590.86	
	Less:	Finance Costs	-			(FOD BC	
	Profit ,	/ (Loss) before exceptional items and tax	1.38	(590.80)	(0.95)	(590.86	
	Less:	Exceptional items	-	1.30	(0.05)	94.06	
	Profit	/ (Loss) before tax	1.38	(589.50)	(0.95)	(490.00	
3	Seame	nt Assets :	-				
3	a)	Leasing	4.08	4.13	40.11	4.13	
	b)	Investing	7,780.84	7,702.32	7,491.51	7,702.32	
	c)	Service	1.06	-			
	(b	Unallocated	5.57	7.24	16.23	7.24	
	Total		7,791.55	7,713.69	7,547.85	7,713.69	
4	Seame	nt Liabilities :					
4	a)	Leasing	1.00	1.00	1.00	1.00	
	b)	Investing	10,474.90		9,882.03	10,474.90	
	()	Service	3.79	3.53		3.53	
	(b)	Unallocated	27.17	17.87	1.13	17.87	
	Total		10,506.86	10,497.30	9,884.16	10,497.30	
Notes							
1	The ab	pove results have been reviewed by the Audit g held on August 11,2023.					
2	The figures of the quarters ended March 31, 2023 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 guarter of the financial year.						
3	Figures of the previous period have been regrouped/rearranged wherever necessary/practicable to conform to the current presentation.						
4	Financi www.w	al Results is also available on the webs inmoreleasingandholdings.com	ites http://www.m	sei.in/index.aspx	and on the Co	mpanys weosi	
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	11,202	3		13	Director DIN: 082944		
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#### BHARAT GUPTA & CO. Chartered Accountants



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, 2023 ("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,.



Office No. 12, 1st Floor, Garden City, Deepak Hospital Road, Indralok - 3, Bhayander (East), Thane - 401105. Mobile : 7718886565 / 8356966621 • Email : cabgupta2008@gmail.com



#### BHARAT GUPTA & CO. Chartered Accountants

- 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. 45,950.10 lakhs as at 30th June, 2023, total revenue (before consolidation adjustments) of Rs 2,068.17 lakhs, total net Profit after tax of Rs. 428.05 lakhs and total comprehensive Income of Rs. 428.05 lakhs for the quarter ended 30th June, 2023 respectively, as considered in the unaudited consolidated financial results. These interim financial results and other financial information have been reviewed by other auditors, 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.

For M/s. Bharat Gupta & Co. Charte Accountants Firm/Reed. No. 134010W BHAI Proprietor Membership No. 136055

UDIN: 23136055BGXWWS3956 Place: Mumbai Dated: 11th August, 2023

	Regd. Office: Ashlana 69-C • Bhulabhai				
	Tel. No.: 022-23686618 E-mail I CIN No.: L67120MH1984PLC272432; Website:			is com	
		www.winitiorea	asinganunolumg	15.0011	
PAR					₹ in Lakhs
_	Statement of Consolidated Unaudited Financial R	tesults for the Q	uarter ended 30-	and the second se	
Sr.	Particulars	3 months ended 30/06/2023	3 months ended 31/03/2023	Corresponding 3 months ended 30/06/2022	Previous year ended 31/03/2023
No.		Unaudited	Unaudited and Restated (Refer note 6)	Unaudited and Restated (Refer note 6)	Unaudited and Restated (Refer note 6)
I	Income				
(i)	Revenue from operations				
(ii)	Interest income Dividend income	15.06	8.16	4.52	23.6
(111)	Rental income Fees and commission income	702.86	646.96	643.62	2.451.0
(v)	Net gain on fair value changes	2.37	2.25	0.11	4.1
(vi)	Net gain on derecognition of financial instruments under amortised cost category	-		-	
	Sale of products (Properties) Sale of services	719.31	1,171.27	1.517.73	5,558.9
	Other operating income	581.38	478.99	480.63	1,916.1
II	Total revenue from operations Other Income	2,020.98	2,308.35	2,646.61	9,954.6
	Total Income (I + II)	53.01 2,073.99	44.15 2,352.50	21.41 2,668.02	130.7
	Expenses				
(i)	Finance costs	257.37	839.57	273.58	1,606.3
(11)	Fees and commission expenses Net loss on fair value changes				
	Net loss on derecognition of financial instruments under amortised cost category				
(v) (vi)	Impairment on financial instruments Cost of materials consumed (Construction Cost)				
(vii)	Purchases of Stock-in-trade	506.02	1,001.70	1,061.78	4,029.0
	Changes in inventories of finished goods, stock-in-trade and work-in-progress			-	
(ix) (x)	Employee benefits expenses Depreciation, amortization and impairment	78.19	145.50	48.82	438.9
(xi)	Power and Fuel	165.51	185.98 168.34	198.33	770.3
(xii)	Repairs and Maintenance	106.48	142.49	147.61	496.2
IV IV	Other expenses Total expenses	301.03	249.41	294.57 2,216.49	1,078.4
		2/011/00	2// 32.33	2,220.43	5,151.7
V	Profit / (Loss) before exceptional items and tax (III-IV) Exceptional items (Income)	429.43	(380.49)	451.53	933.6
VII		429.43	1.30 (379.19)	451.53	94.0
/111	Tax expense:	125110		452.55	
	(1) Current tax (Including earlier year tax) (2) Deferred tax	0.52	6.15 0.86	(1.20)	6.1
IX	Profit / (Loss) for the period/year from continuing operations (VII- VIII)	428.91	(386.20)	452.73	1,005.3
x	Profit / (Loss) from discontinued operations				
XI	Tax expense of discontinued operations				
~**	Profit / (Loss) from discontinued operations (after tax) (X-XI)				
III	Profit / (Loss) for the period/year (IX+XII)	428.91	(386.20)	452.73	1.005.3
٩IJ	Other Comprehensive Income		(0000.20)	102.70	2,005.5
(A)	(a) Items that will not be reclassified to Profit or Loss	76.14	(55.01)	3.51	66.2
101	(b) Income tax on items that will not be reclassified to Profit or Loss	(8.70)	6.32	(0.42)	(8.8)
(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)	67.44	(48.69)	3.09	57.3
xv	Total Comprehensive income for the period/year		1.0.057	5.02	
0.517.1	(XIV+XIII) (Comprising Profit/(Loss) and other Comprehensive Income for the period/year)	496.35	(434.89)	455.82	1,062.68
XVI	Profit for the period/year attributable to:				
	Owners of the Company Non-controlling interest	401.28	(399.38)	425.11	907.3
		27.63	13.18	27.62	97.9
	Other comprehensive income for the Period/year attributable to: Owners of the Company	67.44	(49.60)	3.00	F
	Non-controlling interest	67.44	(48.68) (0.01)	3.09	58.1
VIII	Total comprehensive income for the period/year attributable to:				
	Owners of the Company Non-controlling interest	468.72 27.63	(448.06) 13.17	428.20 27.62	965.4 97.2
XIX	Earnings Per Share (not annualised) (for continuing operations)- (Face value of ₹ 10 each)				
	Basic (in ₹)	42.94	(38.66)	45.32	100 6
xx	Diluted (in ₹) Earnings Per Share (not annualised) (for discontinued operations)- (Face value of ₹ 10 each)	42.94	(38.66)	45.32	100.64
_	Basic (in ₹)	-			
(XI	Diluted (in ₹) Earnings Per Share (not annualised) (for continuing and				
	discentioned exactions) (from unlist of T (0 cont))				
	discontinued operations)-(Face value of ₹ 10 each) Basic (in ₹)	42.94	(38.66)	45.32	100.54

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		Regd. Office: Ashiana 69-C • E Tel. No.: 022-23686618	Shulabhai Desai Road • Mu E-mail Id: ho@hawcoind				
	1	CIN No.: L57120MH1984PLC272432;			s.com		
AR	T-11	Segment wise	Revenue, Results, Asse	ts & Liabilities			
Sr.			3 months ended	3 months ended	Corresponding 3 months ended	Previous year ended	
Sr. No.	Particu	ilars	30/06/2023 Unaudited	31/03/2023 Unaudited and Restated	30/06/2022 Unaudited and Restated	31/03/1023 Unaudited and Restated	
1	Segme	nt Revenue:		(Refer note 6)	(Refer note 6)	(Refer note 6)	
_		Leasing	0.75	0.75	1.50	4.7	
	b) c)	Investing Service	2.37	2.97	0.11	4.8	
	d)	Retail	1,124.24	1,028.65	1,023.73	3,953.1	
_	e)	Residential	0.58	59.27	0.59	94.8	
	f) g)	Office Warehousing	2.45	27.26	1.07	5.407.6	
	h)	Family Entertainment Centre	156.97	94.28	99.26	403.6	
	1)	Unallocated	14.06	7.29	3.68	20.2	
-	Net sal	les / income from operations	2,020.98	2,308.35	2,646.61	9,954.6	
2	and the second second	nt Results:					
_		Leasing	0.65	0.69	0.91	3.1	
	b) c)	Investing Service	2.36	(589.92) (0.20)	0.11	(588.0	
-	d)	Retail	440.45	446.42	375.68	1,544.	
_	e)	Residential	(28.37)	9.40	(9.29)	(32.)	
_	f)	Office	(9.27)	1.93 143.53	(1.39) 405,43	(2.2	
	g) h)	Warehousing Family Entertainment Centre	208.83 82.26	143.53	405.43	1,471.1	
	0	Unallocated	(10.20)	(202.41)	(126.28)	(741.8	
			686.80	(133.80)	725.11	1,947.1	
	Less:	Finance Costs	257.37	246.69	273.58	1,013.4	
	Less:	/ (Loss) before exceptional items and tax Exceptional items	429.43	(380.49)	451.53	933.6 94.0	
	Profit /	/ (Loss) before tax	429.43	(379.19)	451.53	1,027.6	
3	Segme	nt Assets :					
	a)	Leasing	4.08	4.13	40.11	4.1	
	b)	Investing	577.74	499.22	288.41	499.2	
	c)	Service	1.06	-	-		
	d) e)	Retail Residential	9,375.19 29,586.28	9,477.52 26,929.42	10,046.01 23,459.65	9,477.1	
	f)	Office	1,412.33	1,452.45	1,485.88	1,452.4	
	9)	Warehousing	5,140.04	4,494.30	6,297.34	4,494.3	
	h)	Family Entertainment Centre	226.13	213.76	145.03	213.7	
-	i) Total	Unallocated	215.70 46,538.55	445.27 43,516.07	459.93 42,223.36	445.2	
	Faama	ent Liabilities :					
4	the state of the second second	Leasing	1.00	1.00	1.00	1.0	
	b)	Investing	10,474.90	10,474.90	9,882.02	10,474.9	
	c)	Service	3.79	3.53	•	3.	
	(b	Retail	7,276.98	7,301.30	9,092.15	7,301.	
_	e) f)	Residential Office	19,123.52	16,663.97 1,765.79	13,837.66 1,840.95	16,663.9	
	g)	Warehousing	1,938.06	1,757.46	2,643.03	1,757.	
	h)	Family Entertainment Centre	38.49	109.34	137.09	109.3	
-	i) Total	Unallocated	3,226.13 43,791.33	3,187.93 41,265.22	3,144.99 40,578.89	3,187.9	
	Total		45,751.55	41,203.22	40,570.05	41,205.2	
lote 1	The abo	ove results have been reviewed by the Audit Committee	and approved by the Board	of Directors at th	eir respective mee	ting held on Aug	
2	11,2023. The figures of the quarters ended March 31, 2023 are balancing figures between audited figures in respect of the full financial year and the unaudite						
3	0.000	ed year-to-date figures up to the third quarter of the finan he nature of the real estate business of the Group is such		necessarily accrue	evenly over the pe	riod, the result o	
		may not be representative of the profits / losses for the p					
4	Figures	of the previous period have been regrouped/rearranged w	herever necessary/practicab	le to conform to th	ne current presenta	tion.	
5	Financia	al Results is also available on the websites http://www.ms	ei.in/index.aspx and on the C	Company's website	www.winmoreleas	ingandholdings.c	
6	Compar Ministry	heme of Amalgamation ("Scheme") between the Compa ny's step down subsidiary company viz. Westfield Entertain y of Corporate Affairs vide its order dated December 19, cordingly, been accounted for in the current quarter ende eme.	nment Private Limited, has b 2022, which has become effe	een Approved by I ective on 13th Jun	the Regional Direct e 2023. The effect	or, Western Region of the said Scheme	
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			13	A ning to	MIL		
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tum	bai		Bow	18	Director		
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