



Surana Group

BHAGYANAGAR PROPERTIES LIMITED

(Formerly Bhagyanagar Properties Private Limited)

5th Floor, Surya Towers,
Sardar Patel Road,
Secunderabad - 500 003. Telangana, India
Phone : +91-40 27845119/27841198/44665700
Fax : +91 40 27848851/27818868
Website : www.surana.com
E.mail : surana@surana.com
CIN No.U70102TG2006PLC050010

BPL/SECT/ 012/18-19

Date: 26th May, 2018

The Secretary National Stock Exchange of India Ltd., Exchange Plaza, C-1, Block G, Bandra Kurla Complex, Bandra (E), Mumbai – 400 051	The Secretary, BSE Limited Phiroze Jeejeebhoy Towers, Dalal Street, MUMBAI – 400 001
---	--

Dear Sir/Madam,

Sub: Outcome of the Board Meeting – Reg.,

Ref: Our Letter No. BPL/SECT/007/17-18 dated 11th May, 2018

With reference to the above subject, the Board of Directors of the Company at their Meeting held on Saturday, 26th May, 2018 inter-alia approved the Audited Financial Results (Standalone and Consolidated) for the quarter / year ended 31st March 2018.

Pursuant to Regulation 33 of SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015, we enclose the following:

- (i) Statements showing the Audited Financial Results (Standalone and Consolidated) for the quarter/ year ended March 31, 2018;
- (ii) Auditors' Report on the Audited Financial Results - Standalone and Consolidated.
- (iii) Appointment of Ms. Shresha Surana as Women Additional Director of the Company
- (iv) Resignation of Ms. Vinita Surana as Director of the Company.

Further, we would like to confirm that, the Statutory Auditors of the Company have issued Audit Reports with un-modified opinion on these financial results pursuant to Regulation 33(3)(d) of Securities & Exchange Board of India (Listing Obligations & Disclosure Requirements), Regulations, 2015 as amended vide Securities & Exchange Board of India (Listing Obligations & Disclosure Requirements) Amendment Regulations, 2016 vide notification no. SEBI/LAD-NRO/GN/2016-17/001 dated May 25, 2016 and Circular No. Cir/CFD/CMD/56/2016 dated May 27, 2016.

This is for your information and records.

Thanking you,
Yours faithfully,

For BHAGYANAGAR PROPERTIES LIMITED


NARENDER SURANA
DIRECTOR
Encl: A/a

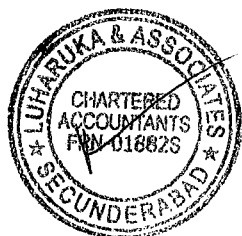


BHAGYANAGAR PROPERTIES LIMITED
(CIN:- U70102TG2006PLC050010)

STATEMENT OF AUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED AND YEAR ENDED 31st MARCH, 2018

(Rs in Lakhs)

	Particulars	Standalone			Consolidated		
		Quarter Ended			Year Ended		
		31.03.2018	31.12.2017	31.03.2017	31.03.2018	31.03.2017	31.03.2018
		Audited	Unaudited	Audited	Audited		
1	Revenue:						
	(a) Revenue from operations	21.79	21.04	201.85	86.49	248.87	86.50
	(b) Other Income	14.88	20.17	0.12	56.89	0.12	56.89
	Total Income	36.67	41.21	201.97	143.38	248.99	143.39
2	Expenses						
	Employee benefit expense	11.90	9.23	5.94	43.88	23.78	43.88
	Depreciation expense	0.30	0.25	0.91	1.02	0.91	1.53
	Other expenses	(8.35)	6.79	63.59	35.56	84.61	37.02
	Total expenses	3.85	16.27	70.44	80.46	109.31	82.43
3	Profit before tax and exceptional items (1-2)	32.82	24.94	131.53	62.92	139.68	60.96
4	Exceptional Items	-	-	-	-	-	-
5	Profit before tax (3+4)	32.82	24.94	131.53	62.92	139.68	60.96
6	Tax expenses						
	(a) Current tax	5.94	5.28	24.82	11.96	26.56	11.96
	(b) MAT Credit availed	(2.59)	-	-	(2.59)	-	(2.59)
	(c) Taxes for earlier years	2.07	-	0.11	2.07	0.11	2.38
	Total tax expenses	5.42	5.28	24.93	11.44	26.67	11.75
7	Profit for the period	27.40	19.66	106.60	51.48	113.01	49.21
8	Other Comprehensive Income (OCI) (Net of tax)						
	- Items that will not be reclassified in	-	-	-	-	-	-
	- Income tax relating to items that will not be reclassified to profit or loss	-	-	-	-	-	-
	Total Other Comprehensive income for the period, net of tax	-	-	-	-	-	-
9	Profit / (Loss) attributable to						
	Owners of the company	-	-	-	-	-	49.65
	Non-Controlling Interest	-	-	-	-	-	(0.44)
10	Other Comprehensive Income attributable to						
	Owners of the company	-	-	-	-	-	-
	Non-Controlling Interest	-	-	-	-	-	-
11	Total Comprehensive Income for the period (Net of Tax)	27.40	19.66	106.60	51.48	113.01	49.21
	Total Comprehensive Income attributable to						
	Owners of the company	-	-	-	-	-	49.65
	Non-Controlling Interest	-	-	-	-	-	(0.44)
12	Paid up Equity Share Capital (Face Value of the Share Rs.2/- each)	639.90	639.90	639.90	639.90	639.90	639.90
13	Other Equity				9373.69	9294.05	9376.74
14	Earnings Per Share(EPS) (Not annualised)						
	- Basic	0.09	0.06	0.33	0.16	0.35	0.15
	- Diluted	0.09	0.06	0.33	0.16	0.35	0.15



For Bhagyanagar Properties Limited

[Signature]
Director

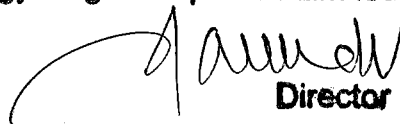
1. The above audited financial results of Bhagyanagar Properties Limited for the quarter and year ended 31st March, 2018 have reviewed by the Audit committee and thereafter approved at the meeting of Board of Directors of the company held on May 26, 2018. For the report and these results, visit our website www.surana.com or www.bhagyanagarproperties.com.
2. The results have been prepared on the basis of the audited financial statements for the year ended March 31, 2018 and interim financial results for the quarter and nine months ended December 31, 2017 which are prepared in accordance with the Ind AS notified under the Companies (Indian Accounting Standards) Rules 2015. The figures of the last quarter are the balancing figures between audited figures for the full financial year and unaudited year to date figures up to the third quarter of the respective financial year.
3. The financial results and other financial information for the year ended March 31, 2018 has been compiled by the management as per the Ind AS after exercising necessary due diligence to ensure that the financial results provide true and fair view of the results in accordance with Ind AS.
4. The Government of India introduced the Goods and Service Tax (GST) with effect from July 1, 2017. GST is collected on behalf of the Government and no economic benefit flows to the entity and does not result in an increase in equity capital, consequently revenue for the quarter and the year ended March 31, 2018 is presented net of GST.
5. The company has adopted Indian Accounting Standards ('Ind AS') (date of transition being April 1, 2016) prescribed under Section 133 of the Companies Act, 2013, and all the periods presented in the accompanying financial statements and other financial information have been prepared in accordance with recognition with measurement principles laid down in Ind AS and discloses information required to be disclosed in terms of Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) regulations, 2015, read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016
6. The company also prepared a reconciliation of the net profit for the corresponding periods under the previously applicable Generally Accepted Accounting Principles ("previous GAAP") with the total comprehensive income as reported in these financial results under Ind AS. The net profit reconciliation for the quarter and the year ended March 31, 2017 for the financial results are presented below:

(Rupees in lakhs)

Particulars	Standalone		Consolidated
	Quarter ended March 31, 2017 (Unaudited) (Rs. In lacs)	Year ended March 31, 2017 (Audited) (Rs. In lacs)	Year ended March 31, 2017 (Audited)
Net profit for the quarter and year ended March 31 2017, under previous Indian GAAP.	106.67	113.31	111.67
Add/(Less): Effect of measuring financial instruments at fair value and amortised cost	(0.07)	(0.30)	(0.30)
Net profit under Ind AS (A)	106.60	113.01	111.37
Other Comprehensive income (Net of taxes) (B)	-	-	-
Total Comprehensive income for the period as per Ind AS (A+B)	106.60	113.01	111.37

7. Figures of Previous period have been regrouped/reclassified wherever necessary to make them Ind AS compliance and comparable with the figures of the current period.

For Bhagyanagar Properties Limited


Director



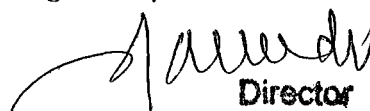
BHAGYANAGAR PROPERTIES LIMITED

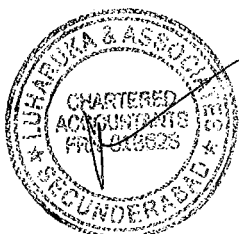
(CIN:- U70102TG2006PLC050010)

Audited Statement of Assets and Liabilities

Particulars	Standalone		Consolidated	
	As at 31st March 2018	As at 31st March 2017	As at 31st March 2018	As at 31st March 2017
ASSETS				
Non-current assets				
(a) Property, plant and equipment	5,657.77	5,645.49	10,094.29	10,057.15
(b) Capital Work-in-Progress	-	-	-	23.64
(c) Financial Assets				
- Investments	360.50	360.50	-	-
- Loans	4,303.54	3,898.86	751.77	350.10
	10,321.81	9,904.85	10,846.06	10,430.89
Current assets				
(a) Financial assets				
- Trade receivables	7.30	2.84	7.30	2.83
- Cash and cash equivalents	8.36	0.34	9.24	1.69
(b) Current Tax Assets (net)	30.75	-	30.75	-
(c) Other current assets	23.40	448.74	23.40	448.74
	69.81	451.92	70.69	453.26
TOTAL ASSETS	10,391.62	10,356.77	10,916.75	10,884.15
EQUITY AND LIABILITIES				
Equity				
(a) Equity share capital	639.90	639.90	639.90	639.90
(b) Other Equity	9,373.69	9,294.05	9,376.74	9,298.93
Equity attributable to the owners of the Company	10,013.59	9,933.95	10,016.64	9,938.83
(c) Non-Controlling Interests	-	-	91.65	92.09
Total Equity	10,013.59	9,933.95	10,108.29	10,030.92
LIABILITIES				
Non-current liabilities				
(a) Financial Liabilities				
- Borrowings	-	-	430.16	430.16
- Other financial liabilities	31.49	24.28	31.49	24.28
	31.49	24.28	461.65	454.44
Current liabilities				
(a) Financial liabilities				
- Other financial liabilities	5.97	42.42	5.97	42.43
(b) Current Tax Liabilities (net)	1.06	0.24	1.06	0.24
(c) Other current liabilities	339.51	355.89	339.78	356.12
	346.54	398.55	346.81	398.79
Total liabilities	378.03	422.83	808.46	853.23
TOTAL EQUITY AND LIABILITIES	10,391.62	10,356.77	10,916.75	10,884.15

For Bhagyanagar Properties Limited


Director





Luharuka & Associates
Chartered Accountants

Networking Member of:

Singhi & Associates

Kolkata, India

5-4-187/3&4, 2nd Floor, Soham Mansion, M. G. Road, Ranigunj, Secunderabad - 500 003.

☎ : 2754 2635, 2754 1015 Fax: 040-2754 1015 E-mail: luharukaca@gmail.com

Independent Auditors' Report on Quarterly Standalone IND AS Financial results and year to date results of M/s. Bhagyanagar Properties Limited pursuant to Regulation 33 of SEBI (Listing Obligation and Disclosures Requirement) Regulations 2015.

To

Board of Directors of

M/s. Bhagyanagar Properties Limited

1. We have audited the accompanying quarterly (statement of Standalone audited) financial results of **M/s. Bhagyanagar Properties Limited** for the 4th Quarter and year ended 31st March 2018 ("the statement"), being submitted by the company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. This statement is the responsibility of the company's management and approved by the Board of Directors in their meeting on 23rd May'2018. Our responsibility is to express an opinion on these financial results which have been prepared in accordance with the recognition and measurement principles laid down in Accounting Standard prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder; or by the Institute of Chartered Accountants of India, as applicable and other accounting principles generally accepted in India.
2. We conducted our audit in accordance with the auditing standards generally accepted in India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial results are free of material misstatement(s). An audit includes examining, on a test basis, evidences supporting the amounts disclosed as financial results. An audit also includes assessing the accounting principles used and significant estimates made by management. We believe that our audit provides a reasonable basis for our opinion.

Opinion

3. In our opinion and to the best of our information and according to the explanations given to us, these quarterly financial results as well as the year to date results:
 - (i) are presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 in this regard; and
 - (ii) give a true and fair view of the net profit and other financial information for the 4th Quarter and year ended 31st March 2018.



Kolkata

New Delhi

Mumbai

Chennai

Guwahati

Bengaluru

Other Matters

4. The statement includes the results for the quarter ended 31st March 2018 being the balancing figures between audited figures in respect of the full financial year and published year to date figures up to the third quarter of the current financial year which were subject to limited review by us.
5. The comparative financial information of the Company for the year ended March 31, 2017 and the transition date opening balance sheet as at April 1, 2016 included in these standalone Ind AS financial statements, are based on the previously issued statutory financial statements for the years ended March 31, 2017 and March 31, 2016 prepared in accordance with the Companies (Accounting Standards) Rules, 2006 (as amended) which were audited by us, on which we expressed an unmodified opinion dated May 26, 2017 and May 12, 2016 respectively. The adjustments to those financial statements for the differences in accounting principles adopted by the Company on transition to the Ind AS have been audited by us.

Our opinion is not qualified in respect of these Matters.

For Luharuka & Associates
Chartered Accountants
Firm Registration Number: 01882S



Place: Secunderabad
Dated: 26th Day of May, 2018


(Rameshchand Jain)
Partner
M.No. 023019



5-4-187/3LA, 2nd Floor, Soham Mansion, M. G. Road, Ranigunj, Secunderabad - 500 003.

☎ : 2754 2635, 2754 1015 Fax: 040-2754 1015 E-mail: luharukaca@gmail.com

Independent Auditors' Report on Consolidated Year to Date IND AS Financial Results of M/s. Bhagyanagar Properties Limited pursuant to the Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

To

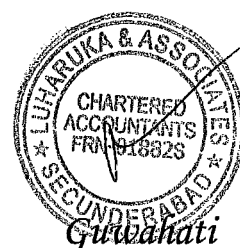
Board of Directors of

BHAGYANAGAR PROPERTIES LIMITED

1. We have audited the quarterly consolidated financial results ('the Statement') of **Ms./BHAGYANAGAR PROPERTIES LIMITED** ('the Company'), and its subsidiaries (collectively referred to as 'the Group') for the 4th quarter and year ended 31st March 2018, attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. This statement is the responsibility of the company's management and approved by the Board of Directors in their meeting on 16th May'2018.
2. The Statement has been prepared on the basis of annual consolidated financial statements which are the responsibility of the Company's management. Our responsibility is to express an opinion on the Statement based on our audit of such consolidated financial statements, which have been prepared in accordance with the recognition and measurement principles laid down under Section 133 of the Companies Act, 2013 ('the Act') read with rule 7 of the Companies (Accounts) Rules, 2014 and other accounting principles generally accepted in India and in compliance with requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
3. We conducted our audit in accordance with the auditing standards generally accepted in India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial results are free of material misstatement(s). An audit includes examining, on a test basis, evidences supporting the amounts disclosed as financial results. An audit also includes assessing the accounting principles used and significant estimates made by management. We believe that our audit provides a reasonable basis for our opinion.

Opinion

4. In our opinion and to the best of our information and according to the explanations given to us, the statement:
 - (i) includes financial results of M/s. Metropolitan ventures India Ltd and M/s. Scientia Infocom India Pvt Ltd.



- (ii) have been presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 in this regard; and
- (iii) give a true and fair view of the consolidated financial performance, including other comprehensive income and other financial information of the company for the 4th Quarter and year ended 31st March 2018.

Other Matters

- 5. The statement includes the results for the quarter ended 31st March 2018 being the balancing figures between audited figures in respect of the full financial year and published year to date figures up to the third quarter of the current financial year which were subject to limited review by us.
- 6. The comparative financial information of the Company for the year ended 31st March 2017 included in these audited consolidated financial results Ind AS statements, are based on previously issued statutory financial statements prepared in accordance with the companies (Accounting Standards) Rules, 2006 audited by the predecessor auditor whose report for the year ended 31st March 2017 dated 26th May 2017 expressed an unmodified opinion on those CFS statements, as adjusted for the differences in the accounting principles adopted by the Company on transition to the Ind AS, which have been audited by us.

Our opinion is not qualified in respect of these Other Matters.

For Luharuka & Associates
Chartered Accountants
Firm Registration Number: 01882S




(Rameshchand Jain)
Partner
M.No. 023019

Place: Secunderabad
Dated: 26th day of May, 2018