



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/040/17-18

Date: 01st December, 2017

The Secretary
National Stock Exchange of India Limited
Exchange Plaza, 5th Floor, Plot C/1,
G Block, 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/039/17-18 dated 20th November, 2017

With reference to the above cited subject, the Board of Directors of the Company at their Meeting held on Friday, 01st December, 2017 inter-alia approved the Un-audited Financial Results of the Company for the quarter and half year ended 30th September, 2017.

Further please find enclosed herewith the un-audited financial results along with Limited Review Report for the Quarter and half year ended 30th September, 2017 taken on record by the Board of Directors.

This is for your information and records.

Thanking you,
Yours faithfully,

For BHAGYANAGAR PROPERTIES LIMITED

**ROHIT JAIN
COMPANY SECRETARY**



Encl: A/a



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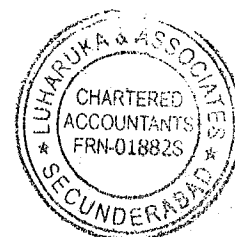
**STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED AND
HALF YEAR ENDED 30TH SEPTEMBER, 2017**

Rupees in Lakhs

Particulars	Quarter Ended			Half Year Ended	
	30.09.2017	30.06.2017	30.09.2016	30.09.2017	30.09.2016
	Unaudited				
Income:					
Revenue from operations	22.01	21.65	15.53	43.66	30.93
Other Income	15.28	6.56	-	21.84	-
Total Income	37.29	28.21	15.53	65.50	30.93
Expenditure:					
Employee benefit expense	11.54	11.20	11.88	22.74	11.88
Depreciation expense	0.23	0.24	-	0.47	-
Other expenses	22.63	14.49	4.83	37.12	18.04
Total expenses	34.40	25.93	16.71	60.33	29.92
Profit before tax	2.89	2.28	(1.18)	5.17	1.01
Tax expenses					
Current tax	0.30	0.44	-	0.74	0.18
Deferred tax					
Profit for the period	2.59	1.84	(1.18)	4.43	0.83
Other Comprehensive Income :					
-					
Items that will not be reclassified in profit or loss	-	-	-	-	-
- Income tax relating to items that will not be reclassified to profit or loss	-	-	-	-	-
Other Comprehensive income for the period, net of tax	-	-	-	-	-
Total Comprehensive income for the Period	2.59	1.84	(1.18)	4.43	0.83
Paid up Share Capital	639.90	639.90	400.00	639.90	400.00
Face Value per share	2.00	2.00	10.00	2.00	10.00
Earnings Per Share(EPS) (Not annualised)					
- Basic	0.01	0.01	(0.03)	0.01	0.02
- Diluted	0.01	0.01	(0.03)	0.01	0.02

For Bhagyanagar Properties Limited

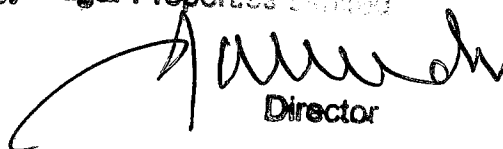
[Signature]
Director

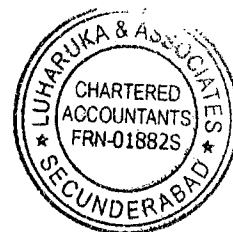


Notes:

1. The above unaudited financial results for the half year ended 30th September, 2017 were reviewed by the Audit committee and thereafter approved at the meeting of Board of Directors of the company held on December 01, 2017. The said financial results has been subjected to limited review by the Company Statutory Auditors. For the report and these results, visit our website www.surana.com or www.bhagyanagarproperties.com.
2. The company has adopted Indian Accounting Standards (Ind As) from 1st April, 2017 (Date of transition being April 1, 2016) and these financial results have been prepared in accordance with the recognition and measurement principles laid down in Ind AS 34 "Interim Financial Reporting" prescribed under section 13 of the Companies Act, 2013 read with relevant rules issued there under and the under accounting principles generally accepted in India.
3. The financial results and other financial information for the half year ended September 30, 2017 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 ended September 30, 2017 is presented net of GST.
5. There is a possibility that these quarterly financial results may require adjustment before constituting the final Ind AS financial statements as of and for the year ending March 31, 2018 due to changes in financial reporting requirements arising from new or revised standards or interpretations issued by MCA or changes in the use of one or more optional exemptions from full retrospective application as permitted under Ind AS 101.
6. The company is predominantly engaged in the business of Real estate. Therefore, the management has considered that this is single reportable business segment in accordance with Ind AS 108.
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





Surana Group

BHAGYANAGAR PROPERTIES LIMITED

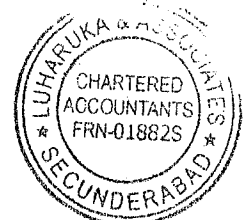
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STATEMENT OF ASSETS AND LIABILITIES*(Rupees in Lakhs)*

PARTICULARS	As at 30th September 2017
ASSETS	
Non-current assets	
(a) Property, plant and equipment	5,645.32
(b) Financial Assets	
- Investments	360.50
- Loans	4,294.66
Sub Total	10,300.48
Current assets	
(a) Financial assets	
- Trade receivables	6.06
- Cash and cash equivalents	6.18
(b) Current Tax Assets (net)	3.86
(c) Other current assets	2.62
Sub Total	18.72
TOTAL ASSETS	10,319.20
EQUITY AND LIABILITIES	
Equity	
(a) Equity share capital	639.90
(b) Other Equity	9,298.47
Sub Total	9,938.37
LIABILITIES	
Non-current liabilities	
(a) Financial Liabilities	
- Other financial liabilities	28.94
Sub Total	28.94
Current liabilities	
(a) Financial liabilities	
- Other financial liabilities	8.60
(b) Other current liabilities	343.29
Sub Total	351.89
TOTAL EQUITY AND LIABILITIES	10,319.20

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 AUDITOR'S REVIEW REPORT ON REVIEW OF INTERIM FINANCIAL RESULTS

To
The Board of Directors
Bhagyanagar Properties Limited.

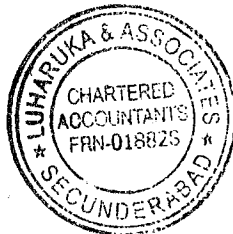
Auditor's Responsibility: We have reviewed the accompanying statement of Unaudited Financials Results of **M/s. Bhagyanagar Properties Limited** ("the Company"), for the quarter and six months ended September 30, 2017 ("the Statement"), being submitted by the Company pursuant to the requirement of Regulation of 33 of the SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015, as modified by the Circular No. **CIR/CFD/FAC/62/2016** dated July 5, 2016.

Management's Responsibility: This Statement which is the responsibility of the Company's Management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("IND AS 34"), prescribed under Section 133 of the Companies Act, 2013 "read with relevant rules issued there under and other accounting principles generally accepted in India. Our responsibility is to issue report on the Statement based on our review.

Opinion: We conducted our review in accordance with the Standard on Review Engagement (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 stated above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with 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 SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015, as notified by Circular No. **CIR/CFD/FAC/62/2016** dated July 5, 2016, including the manner in which it is to be disclosed, or it contains any material misstatement.

PLACE : SECUNDERABAD
DATE : 1st December, 2017



FOR LUHARUKA & ASSOCIATES.
CHARTERED ACCOUNTANTS
FRN NO.018825

RAMESHCHAND JAIN
(PARTNER)
MEMBERSHIP NO. 023019

Kolkata

New Delhi

Mumbai

Chennai

Guwahati

Bengaluru