



Surana Group

BHAGYANAGAR PROPERTIES LIMITED

(Formerly Bhagyanagar Properties Private Limited)

5th Floor, Surya Towers,
Sardar Patel Road,
Secunderabad-3. Telangana, India.
Tel : +91 40 27845119/27841198/44665700
Fax : +91-40-27848851/27818868
E.mail : surana@surana.com
Website : http://www.surana.com
CIN No.: L70102TG2006PLC050010

BPL/SECT/055 /18-19

Date: 09th February, 2019

The Secretary National Stock Exchange of India Limited Exchange Plaza, 5 th 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
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Dear Sir/Madam,

Sub: Outcome of the Board Meeting – Reg.,

Ref: Our Letter No. BPL/SECT/053/18-19 dated 31st January, 2019

With reference to the above cited subject, the Board of Directors of the Company at their Meeting held on Saturday, 09th February, 2019 inter-alia approved the Un-audited Financial Results of the Company for the quarter and nine months ended 31st December, 2018.

Further please find enclosed herewith the un-audited financial results along with Limited Review Report for the Quarter and nine months ended 31st December, 2018 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

**ROHIT JAIN
COMPANY SECRETARY**



Encl: A/a



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STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE PERIOD AND QUARTER ENDED 31ST DECEMBER, 2018

(Rs.in lakhs)

S. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2018	30.09.2018	31.12.2017	31.12.2018	31.12.2017	31.03.2018
		Unaudited					Audited
1	Revenue:						
	(a) Revenue from operations	28.90	29.96	21.04	80.64	64.73	86.49
	(b) Other Income	267.39	161.82	20.17	435.28	42.01	56.89
	Total Income	296.29	191.78	41.21	515.92	106.71	143.38
2	Expenses						
	Employee benefit expense	18.51	9.29	9.23	35.03	31.97	43.88
	Depreciation expense	0.26	0.37	0.25	0.92	0.73	1.02
	Finance Cost	1.02	0.00	0.00	1.56	1.56	2.09
	Other expenses	12.21	52.39	6.79	73.69	42.35	33.48
	Total expenses	32.01	62.04	16.27	111.20	76.62	80.46
3	Profit before tax and exceptional items (1-2)	264.29	129.74	24.94	404.72	30.10	62.92
4	Exceptional Items	-	-	-	-	-	-
5	Profit before tax (3+4)	264.29	129.74	24.94	404.72	30.09	62.92
6	Tax expenses						
	(a) Current tax	52.86	25.95	5.28	80.94	6.02	11.96
	(b) MAT Credit availed	-	-	-	-	-	(2.59)
	(c) Taxes for earlier years	-	-	-	-	-	2.07
	Total tax expenses	52.86	25.95	5.28	80.94	6.02	11.44
7	Profit for the period	211.43	103.79	19.66	323.78	24.07	51.48
8	Other Comprehensive Income (OCI) (Net of tax)						
	- Items that will not be reclassified in profit or	-	-	-	-	-	-
	- 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	-	-	-	-	-	-
	Non-Controlling Interest	-	-	-	-	-	-
10	Other Comprehensive Income attributable to						
	Owners of the company	-	-	-	-	-	-
	Non-Controlling Interest	-	-	-	-	-	-
9	Total Comprehensive Income for the period	211.43	103.79	19.66	323.78	24.07	51.48
10	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
	Face Value per share	2.00	2.00	2.00			2.00
11	Other Equity						9373.69
12	Earnings Per Share(EPS) (Not annualised)						
	- Basic	0.66	0.32	0.06	1.01	0.08	0.16
	- Diluted	0.66	0.32	0.06	1.01	0.08	0.16

For BHAGYANAGAR PROPERTIES LIMITED


Chairman

Notes:

1. The above Unaudited Standalone financial results for the Quarter and nine months ended 31st December, 2018 were reviewed by the Audit committee and thereafter approved at the meeting of Board of Directors of the company held on 09th February, 2019. 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 results have been prepared in accordance with the Ind AS notified under the Companies (Indian Accounting Standards) Rules 2015 and pursuant to Regulation 33 of SEBI (Listing obligation and disclosure requirement) Regulation 2015.
3. The Company has only single segment. Hence the publication of segment results is not applicable.
4. 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.

Place: Secunderabad
Date: 09.02.2019

For Bhagyanagar Properties Limited



[Signature]
Narender Surana
Chairman



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

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LIMITED REVIEW REPORT

To

The Board of Directors

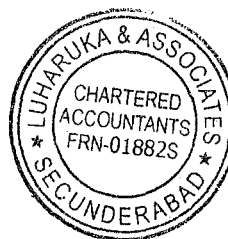
Bhayanagar Properties Limited

1. **Auditors' Responsibility:** We have reviewed the accompanying statement of unaudited financial results of Bhayanagar Properties Limited ("the Company") for the quarter and nine months ended December 31, 2018 ("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.
2. **Managements' Responsibility:** This Statement is the responsibility of the Company's Management and has been approved by the Board of Directors, 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.
3. 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.
4. 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 recognition and measurement principles laid down in the applicable Indian Accounting Standards ('Ind As') specified under Section 133 of the Companies Act, 2013, read with relevant rules issued thereunder 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, read with SEBI 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 : 9th day of February, 2019

FOR LUHARUKA & ASSOCIATES
CHARTERED ACCOUNTANTS
FRN NO.01882S



RAMESHCHAND JAIN
(PARTNER) (M. NO. 023019)