BSEL INFRASTRUCTURE REALTY LIMITED

CIN : L99999MH1995PLC094498

Regd. Office : 737, 7th Floor, The Bombay Oilseeds & Oils Exchange Premises Co-op, Soc. Ltd.,
The Commodity Exchange, Plot No. 2,3 & 4, Sector-19-A, Vashi, Navi Mumbai-400 705.
Tel. : +91-22-6512 3124, Tele fax : +91 22 2784 4401, webside : www.bsel.com

To,
National Stock Exchange of India Ltd.
Exchange Plaza, 5th Floor,
Plot No. C/1, G- Block, BKC,
Bandra (East),
Mumbai-400 051

Subject: Submission of result submitted to the Exchange dated 14-August-2019.

Ref: NSE Scrip Code: BSELINFRA
ISIN : INE395A01016

Dear Sir,

This is with respect to clarification sought on Result submitted by us on 14-August-2019 for quarter and year ended on 30th June, 2019. We submit herewith as follow:

1) Standalone Financial results as per format prescribed by SEBI.

2) Consolidated Financial results as per format prescribed by SEBI.

3) Limited Review Report of the Auditors for Standalone and Consolidated Financial Results for the quarter ended 30 June, 2019.

4) Also attached is result as per Schedule III of companies Act 2013.

You are requested to kindly consider the above.

Yours faithfully,
For, BSEL Infrastructure Realty Limited

Kiritkumar Ramniklal Kanakiya
DIN: 00266631
Director

07/09/2019

Encl: a/a

BSEL INFRASTRUCTURE REALTY LIMITED

CIN : L99999MH1995PLC094498

Regd. Office : 737, 7th Floor, The Bombay Oilseeds & Oils Exchange Premises Co-op, Soc. Ltd., The Commodity Exchange, Plot No. 2,3 & 4, Sector-19-A, Vashi, Navi Mumbai-400 705.
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STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2019

(Rupees In lakhs)

Sr. No.	Particulars	3 Months Ended 30-06-2019	Previous 3 Months Ended 31-03-2019	Corresponding 3 Months Ended in Previous Year 30-06-2018	Year Ended 31-03-2019
		(Unaudited)	(Audited)	(Unaudited)	(Audited)
1	**Income from Operations**				
	a) Revenue from Operations	0.95	449.95	9.40	520.33
	b) Other Income	(150.33)	(121.93)	196.38	(359.58)
	Total Income	**(149.38)**	**328.02**	**205.78**	**160.75**
2	**EXPENSES**				
	a) Cost of materials consumed	-	0.96	0.76	4.70
	b) Purchase of stock in trade	-	-	-	-
	c) Changes in inventories of finished goods, Work in progress and Stock-in-Trade	-	2,035.85	-	2,035.85
	d) Employee benefit expenses	8.56	7.65	8.23	35.37
	e) Finance cost	-	-	-	-
	f) Depreciation and amortisation Expense	0.90	3.57	3.57	14.42
	g) Other expenditure	42.96	31.38	13.99	87.43
	Total Expenses	**52.42**	**2,079.41**	**26.55**	**2,177.77**
3	**Profit/(Loss) before exceptional items and tax (1-2)**	**(201.80)**	**(1,751.39)**	**179.23**	**(2,017.02)**
4	Exceptional items	-	-	-	-
5	**Profit/ (Loss) before tax (3-4)**	**(201.80)**	**(1,751.39)**	**179.23**	**(2,017.02)**
6	**TAX EXPENSES**				
	a) Current Year Tax	-	(10.50)	39.10	-
	b) Earlier Year Tax	-	33.58	-	34.52
	c) Deferred Tax	-	(32.30)	-	(32.30)
	Total Tax Expenses	-	**(9.22)**	**39.10**	**2.22**
7	**Profit/ (Loss) for the period (6-7)**	**(201.80)**	**(1,742.17)**	**140.13**	**(2,019.24)**
8	**Other Comprehensive income for the period (Not to be considered for EPS)**	-	-	-	-
9	**Total Comprehensive income for the period (7+8)**	**(201.80)**	**(1,742.17)**	**140.13**	**(2,019.24)**
10	**Paid-up equity share capital (face value Rs. 10/- each)**	**8,261.68**	**8,261.68**	**8,261.68**	**8,261.68**
11	**Reserve excluding Revaluation Reserves**	-	-	-	43,066.45
12	**Earnings per Equity shares**				
	(1) Basic EPS	(0.24)	(2.11)	0.17	(2.44)
	(2) Diluted EPS	(0.24)	(2.11)	0.17	(2.44)

Notes:

1 The above results for the quarter ended 30th June, 2019 have been reviewed by the Audit Committee, and approved by the Board of Directors at their meeting held on 14th August, 2019. The statutory auditors of the Company have conducted the Limited Review of the above financial results for the quarter ended June 30, 2019.

2 The Company has adopted Indian Accounting Standards ('Ind AS") from 31.03.2017 and accordingly the Financial Results are prepared in accordance with the priciples stated therein, prescribed under section 133 of the Companies Act, 2013.

3 There was not any investor complaint pending at the beginning of the current quarter, also no complaint/request was received during the quarter, hence there is no any investor complaint pending at the end of the quarter.

4 The segment wise details as per Accounting Standard 17 is not applicable as there are no segments.

5 Previous Year's and previous quarter's figures have been regrouped and rearranged wherever necessary.

Place : Navi Mumbai

Date : August 14, 2019

for BSEL Infrastructure Realty Ltd.

Kirit R Kanakiya
Director
DIN : 00266631

DEEPAK VEKARIA & ASSOCIATES ★ M. NO. 35986 ★ CHARTERED ACCOUNTANT

BSEL Infrastructure Realty Ltd. Navi Mumbai

Deepak Vekaria & Associates
Chartered Accountants
195/2, BALAJI
GARODIA NAGAR, GHATKOPAR (EAST) **MOBILE : 9892947443**
MUMBAI– 400 077 **EMAIL ID:dmv09@yahoo.com**

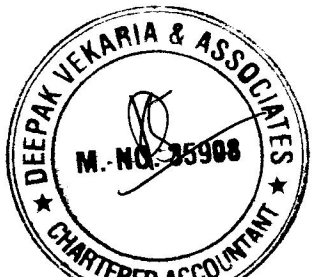
Independent Auditor's Limited Review Report on the Unaudited Standalone Financial Results of BSEL Infrastructure Realty Limited for the quarter ended June 30, 2019 pursuant to the requirement of Regulation 33 of the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations, 2015, as amended.

To,
The Board of Directors
M/s BSEL INFRASTRUCTURE REALTY LIMITED
737, 7th Floor, The Bombay Oil Seeds and Oil Exchange Premises
Co. op. Society Ltd. , The Commodity Exchange,
Plot No. 2,3 & 4, Sector 19-A, Vashi,
Navi Mumbai – 400 705.

1. We have reviewed the accompanying statement of unaudited Standalone financial results of **BSEL INFRASTRUCTURE REALTY LIMITED** for the quarter ended June 30, 2019 together with the notes thereon (herein referred to as "the Statement" and initiated for the purpose of identification) being submitted by the Company pursuant to the requirement of Regulation 33 of the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations, 2015, ('Listing Regulations') as amended, read with SEBI Circular No.CIR/CFD/CMD1/44/2019 dated March 29, 22019 ('the Circular')

2. The preparation of the Statement in accordance with the recognition and measurements principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, read with the Circular is the responsibility of the Company's management and has been approved by the Board of Directors of the Company. 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 Engagement (SRE) 2400, "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 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 Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013 as amended , read with relevant rules issued thereunder 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 SEBI (Listing Agreement and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatements.

Place: Mumbai

Date: 14th August, 2019

For DEEPAK VEKERIA & ASSOCIATES

CHATERED ACCOUNTANTS

DEEPAK VEKARIA & ASSOCIATES
M. NO. 35908
CHARTERED ACCOUNTANT

CA Deepak Vekaria
FRN: 126149W
Proprietor
Membership No. 35908

BSEL INFRASTRUCTURE REALTY LIMITED

CIN : L99999MH1995PLC094498

Regd. Office : 737, 7th Floor, The Bombay Oilseeds & Oils Exchange Premises Co-op, Soc. Ltd., The Commodity Exchange, Plot No. 2,3 & 4, Sector-19-A, Vashi, Navi Mumbai-400 705.
Tel. : +91-22-6512 3124, Tele fax : +91 22 2784 4401, webside : www. bsel.com

STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2019

(Rupees In lakhs)

Sr. No.	Particulars	3 Months Ended 30-06-2019	Previous 3 Months Ended 31-03-2019	Corresponding 3 Months Ended in Previous Year 30-06-2018	Year Ended 31-03-2019
		(Unaudited)	(Audited)	(Unaudited)	(Audited)
1	**Income from Operations**				
	a) Revenue from Operations	0.95	449.95	9.40	520.33
	b) Other Income	(150.33)	(121.93)	196.38	(359.58)
	Total Income	**(149.38)**	**328.02**	**205.78**	**160.75**
2	**EXPENSES**				
	a) Cost of materials consumed	-	0.96	0.76	4.70
	b) Purchase of stock in trade	-	-	-	-
	c) Changes in inventories of finished goods, Work in progress and Stock-in-Trade	-	2,035.85	-	2,035.85
	d) Employee benefit expenses	8.56	7.65	8.23	35.37
	e) Finance cost	-	-	-	-
	f) Depreciation and amortisation Expense	0.90	3.57	3.57	14.42
	g) Other expenditure	42.96	31.95	13.99	88.00
	Total Expenses	**52.42**	**2,079.98**	**26.55**	**2,178.34**
3	**Profit/(Loss) before exceptional items and tax (1-2)**	**(201.80)**	**(1,751.96)**	**179.23**	**(2,017.59)**
4	Exceptional items	-	-	-	-
5	**Profit/ (Loss) before tax (3-4)**	**(201.80)**	**(1,751.96)**	**179.23**	**(2,017.59)**
6	**TAX EXPENSES**				
	a) Current Year Tax	-	(10.50)	39.10	-
	b) Earlier Year Tax	-	33.58	-	34.52
	c) Deferred Tax	-	(32.30)	-	(32.30)
	Total Tax Expenses	**-**	**(9.22)**	**39.10**	**2.22**
7	**Profit/ (Loss) for the period (6-7)**	**(201.80)**	**(1,742.74)**	**140.13**	**(2,019.81)**
	Attributable to:				
	Shareholders of the Company	(201.80)	(1,742.74)	140.13	(2,019.81)
	Non controlling Interest	-	-	-	-
8	**Other Comprehensive income for the period (Not to be considered for EPS)**	-	-		
9	**Total Comprehensive income for the period (7+8)**	**(201.80)**	**(1,742.74)**	**140.13**	**(2,019.81)**
	Attributable to:				
	Shareholders of the Company	(201.80)	(1,742.74)	140.13	(2,019.81)
	Non controlling Interest	-	-	-	-
10	**Paid-up equity share capital (face value Rs. 10/- each)**	**8,261.68**	**8,261.68**	**8,261.68**	**8,261.68**
11	**Reserve excluding Revaluation Reserves**	-	-	-	26,783.39
12	**Earnings per Equity shares**				
	(1) Basic EPS (not annualised)	(0.24)	(2.11)	0.17	(2.44)
	(2) Diluted EPS (not annualised)	(0.24)	(2.11)	0.17	(2.44)

Notes:

1 The above consolidated results for the quarter ended 30th June, 2019 have been reviewed by the Audit Committee, and approved by the Board of Directors at their meeting held on 14th August, 2019. The statutory auditors of the Company have conducted the Limited Review of the above financial results for the quarter ended June 30, 2019.

2 The Company has adopted Indian Accounting Standards ('Ind AS") from 31.03.2017 and accordingly the Financial Results are prepared in accordance with the priciples stated therein, prescribed under section 133 of the Companies Act, 2013.

3 There was not any investor complaint pending at the beginning of the current quarter, also no complaint/request was received during the quarter, hence there is no any investor complaint pending at the end of the quarter.

4 The segment wise details as per Accounting Standard 17 is not applicable as there are no segments.

5 Previous Year's and previous quarter's figures have been regrouped and rearranged wherever necessary.

Place : Navi Mumbai

Date : August 14, 2019

BEEPAK VEKARIA & ASSOCIATES Mr. No. 35988

for BSEL Infrastructure Realty Ltd.

Kirit R Kanakiya
Director
DIN : 00266631

BSEL Infrastructure Realty Ltd. Navi Mumbai

Deepak Vekaria & Associates
Chartered Accountants
195/2, BALAJI
GARODIA NAGAR, GHATKOPAR (EAST) **MOBILE : 9892947443**
MUMBAI– 400 077 **EMAIL ID:dmv09@yahoo.com**

Independent Auditor's Limited Review Report on the Unaudited Consolidated Financial Results of BSEL Infrastructure Realty Limited for the quarter ended June 30, 2019 pursuant to the requirement of Regulation 33 of the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations, 2015, as amended.

To,
The Board of Directors
M/s BSEL INFRASTRUCTURE REALTY LIMITED
737, 7th Floor, The Bombay Oil Seeds and Oil Exchange Premises
Co. op. Society Ltd. , The Commodity Exchange,
Plot No. 2,3 & 4, Sector 19-A, Vashi,
Navi Mumbai – 400 705.

1. We have reviewed the accompanying statement of unaudited Consolidated financial results of **BSEL INFRASTRUCTURE REALTY LIMITED** for the quarter ended June 30, 2019 together with the notes thereon (herein referred to as "the Statement" and initiated for the purpose of identification) being submitted by the Company pursuant to the requirement of Regulation 33 of the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations, 2015, ('Listing Regulations') as amended, read with SEBI Circular No.CIR/CFD/CMD1/44/2019 dated March 29, 22019 ('the Circular')

2. The preparation of the Statement in accordance with the recognition and measurements principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, read with the Circular is the responsibility of the Company's management and has been approved by the Board of Directors of the Company. 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 Engagement (SRE) 2400, "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. Subsidiary consolidated in the Statement :-
   The Statement includes the results of the following entity:

Name of Subsidiary	Relationship
BSEL Infrastructure Realty FZE at UAE	Subsidiary of BSEL Infrastructure Realty Ltd.

5. 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 Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013 as amended , read with relevant rules issued thereunder 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 SEBI (Listing Agreement and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatements.

Place: Mumbai

Date: 14th August, 2019

For DEEPAK VEKERIA & ASSOCIATES

CHATERED ACCOUNTANTS

DEEPAK VEKARIA & ASSOCIATES
M. NO. 35908
CHARTERED ACCOUNTANT

CA Deepak Vekaria
FRN: 126149W
Proprietor
Membership No. 35908

BSEL INFRASTRUCTURE REALTY LIMITED

Registered Office: 737, The Commodity Exchange Bldg., Plot No.2,3 &4, Sector-19A, Vashi, Navi Mumbai-400 705, Tel/Fax-022 2784 4401, Web Site : www.bsel.com

STATEMENT OF AUDITED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED 31ST MARCH, 2019

Result as per Schedule-III of the Companies Act, 2013

(Rupees In lakhs)

Sr. No.	Particulars	STANDALONE					CONSOLIDATED				
		Quarter Ended			Year Ended		Quarter Ended			Year Ended	
		Audited	Unaudited	Audited	Audited	Audited	Audited	Unaudited	Audited	Audited	Audited
		31.03.2019	31.12.2018	31.03.2018	31.03.2019	31.03.2018	31.03.2019	31.12.2018	31.03.2018	31.03.2019	31.03.2018
I	Revenue from Operations	449.95	38.30	10.11	520.33	43.29	449.95	38.30	10.11	520.33	43.29
II	Other Income	(121.93)	143.67	(43.48)	(359.58)	147.50	(121.93)	143.67	(43.48)	(359.58)	147.50
III	**Total Revenue (I+II)**	**328.02**	**181.97**	**(33.37)**	**160.75**	**190.79**	**328.02**	**181.97**	**(33.37)**	**160.75**	**190.79**
III	**EXPENSES**										
	a) Cost of materials consumed	0.96	1.85	0.76	4.70	3.85	0.96	1.85	0.76	4.70	3.85
	b) Purchase of stock in trade	-	-	-	-	-	-	-	-	-	-
	c) Changes in inventories of finished goods, Work in progress and Stock-in-Trade	2,035.85	-	-	2,035.85	-	2,035.85	-	-	2,035.85	-
	d) Employee benefit expenses	7.65	10.55	10.20	35.37	37.66	7.65	10.55	10.20	35.37	37.66
	e) Finance cost	-	-	-	-	-	-	-	-	-	-
	f) Depreciation and amortisation Expense	3.57	3.66	3.57	14.42	14.72	3.57	3.66	3.57	14.42	14.72
	g) Other expenditure	31.38	16.89	16.27	87.43	71.43	31.95	16.89	16.80	88.00	71.96
	Total Expenses	**2,079.41**	**32.95**	**30.80**	**2,177.77**	**127.66**	**2,079.98**	**32.95**	**31.33**	**2,178.34**	**128.19**
IV	**Profit/(Loss) before exceptional items and tax (III-IV)**	**(1,751.39)**	**149.02**	**(64.17)**	**(2,017.02)**	**63.13**	**(1,751.96)**	**149.02**	**(64.70)**	**(2,017.59)**	**62.60**
V	Exceptional Items	-	-	-	-	-	-	-	-	-	-
VI	**Profit/ (Loss) before tax (IV-V)**	**(1,751.39)**	**149.02**	**(64.17)**	**(2,017.02)**	**63.13**	**(1,751.96)**	**149.02**	**(64.70)**	**(2,017.59)**	**62.60**
VII	**TAX EXPENSES**										
	a) Current Year Tax	(10.50)	(28.60)	(23.35)	-	11.70	(10.50)	(28.60)	(23.35)	-	11.70
	b) Earlier Year Tax	33.58	-	-	34.52	-	33.58	-	-	34.52	-
	c) MAT Credit Entitlement	-	-	-	-	-	-	-	-	-	-
	d) Deferred Tax	(32.30)	-	(3.35)	(32.30)	(3.35)	(32.30)	-	(3.35)	(32.30)	(3.35)
	Total Tax Expenses	**(9.22)**	**(28.60)**	**(26.70)**	**2.22**	**8.35**	**(9.22)**	**(28.60)**	**(26.70)**	**2.22**	**8.35**
VIII	**Profit/ (Loss) for the period (VI-VII)**	**(1,742.17)**	**177.62**	**(37.47)**	**(2,019.24)**	**54.78**	**(1,742.74)**	**177.62**	**(38.00)**	**(2,019.81)**	**54.25**
IX	**Paid-up equity share capital (face value Rs. 10/- each fully paid up)**	**8,261.68**	**8,261.68**	**8,261.68**	**8,261.68**	**8,261.68**	**8,261.68**	**8,261.68**	**8,261.68**	**8,261.68**	**8,261.68**
X	**Reserve excluding Revaluation Reserves**	-	-	-	43,066.45	42,218.94	-	-	-	26,783.39	26,984.37
XII	**Earnings per Equity shares**										
	(1) Basic	(2.11)	0.21	(0.05)	(2.44)	0.07	(2.11)	0.21	(0.05)	(2.44)	0.07
	(2) Diluted	(2.11)	0.21	(0.05)	(2.44)	0.07	(2.11)	0.21	(0.05)	(2.44)	0.07

Notes:

1 The above results for the quarter ended 31st March, 2019 have been reviewed by the Audit Committee, and approved by the Board of Directors at their meeting held on 30th May, 2019. The statutory auditors of the Company have conducted the audit of the above financial results for the year ended March 31, 2019.

2 The Company has adopted Indian Accounting Standards ('Ind AS") from 31.03.2017 and accordingly the Financial Results are prepared in accordance with the priciples stated therein, prescribed under section 133 of the Companies Act, 2013.

3 There was not any investor complaint pending at the beginning of the current quarter, also no complaint/request was received during the quarter, hence there is no any investor complaint pending at the end of the quarter.

4 The segment wise details as per Accounting Standard 17 is not applicable as there are no segments.

5 Previous Year's and previous quarter's figures have been regrouped and rearranged wherever necessary.

Place : Navi Mumbai

Date : May 30, 2019

for BSEL Infrastructure Realty Limited

Kirit R Kanakiya
Director
DIN : 00266631

BSEL Infrastructure Realty Ltd. Navi Mumbai