BSEL INFRASTRUCTURE REALTY LIMITED

AN ISO 9001 : 2000 COMPANY

Ref: BSEL/**RLG 103**/NSE /11

Date: January 31, 2011

The Manager,
The Listing Department,
The National Stock Exchange of India Ltd.,
Exchange Plaza, Bandra-Kurla Complex,
Bandra (East), Mumbai

Sub: Outcome of the Meeting of the Board of Directors held today, on January 31, 2011.

Dear Sir,

With reference to the captioned subject, we hereby inform that the Board in the meeting held today i.e. January 31, 2011, has taken, inter alia following decisions:

Financial Results for Third Quarter

The Board of Directors and Audit Committee of the Company have approved the Un-audited Results for the quarter ended December 31, 2010. The highlights of the results are as under:

a. Consolidated total Income has been recorded at Rs. 70.33 Lacs for the quarter and Rs. 170.42 Lacs for the nine months ended on December 31, 2010. The Consolidated loss for the quarter ended on December 31, 2010 is Rs. 81.83 Lacs and the total consolidated loss for the nine months ended on December 31, 2010 is Rs. 297.25 Lacs.

b. Standalone total Income for the quarter ended on December 31, 2010 has been recorded at Rs. 31.90 Lacs and the total income for the nine months ended on December 31, 2010 is Rs. 83.30 Lacs. The net loss of the company for this quarter is Rs. 52.02 Lacs and net loss for the nine months ended December 31, 2010 is Rs. 157.89 Lacs.

Kindly consider the above for your record. We request you to take all measures including putting this outcome on your notice board /website so that the information is made available to the public.

Thanking You,

Yours Sincerely,
For BSEL Infrastructure Realty Limited

Dharmendra Raichura
Managing Director and Compliance Officer

Encl: As above

CC: 1. Bombay Stock Exchange Ltd.

BSEL INFRASTRUCTURE REALTY LIMITED

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BSEL INFRASTRUCTURE REALTY LTD.

UNAUDITED FINANCIAL RESULTS FOR THE QUARTER & NINE MONTHS ENDED 31ST DECEMBER, 2010

(Rupees in Lacs except for shares and earning per share)

STAND ALONE					Sr. No.	Particulars	CONSOLIDATED				
Quarter Ended		Nine Months Ended		Financial Year Ended			Quarter Ended		Nine Months Ended		Financial Year Ended
Unaudited	Unaudited	Unaudited	Unaudited	Audited			Unaudited	Unaudited	Unaudited	Unaudited	Audited
31.12.2010	31.12.2009	31.12.2010	31.12.2009	31.03.2010			31.12.2010	31.12.2009	31.12.2010	31.12.2009	31.03.2010
-	-	-	40.89	40.89	1	a. Net Sales/Income From Operation	38.33	244.92	87.12	3,021.81	3,022.86
31.90	30.75	83.30	75.37	100.38		b. Other Operating Income	31.90	30.75	83.30	75.37	100.38
31.90	**30.75**	**83.30**	**116.26**	**141.27**		Total Operating Income (a+b)	**70.23**	**275.67**	**170.42**	**3,097.18**	**3,123.24**
					2	Expenditure					
-	-	-	(2.69)	(2.69)		a. (Increase)/Decrease in stock in trade and work in progress	20.70	87.14	47.04	946.44	332.73
9.47	11.46	31.47	37.32	66.16		b. Consumption of Raw Materials	9.47	11.46	31.47	928.23	1,445.84
4.06	1.88	6.28	9.42	17.76		c. Professional Fees	27.90	32.72	106.55	48.59	193.86
-	-	3.15	-	-		d. Brokerage & Commission	-	23.92	8.20	59.55	237.79
14.39	8.01	37.31	28.88	59.26		e. Employees Cost	17.18	17.41	48.80	61.80	92.40
2.20	2.77	6.89	8.26	10.84		f. Depreciation	3.97	12.44	12.28	41.52	51.60
36.86	-	100.40	-	-		g. Loss on Sale of Shares	36.86	-	100.40	-	-
28.23	50.95	78.97	88.96	105.35		h. Other Expenditure	47.17	54.54	157.42	381.04	213.68
-	-	-	-	115.64		i. Bad Debts	-	-	-	-	115.64
95.21	**55.07**	**264.47**	**170.15**	**372.32**		**Total Expenditure (a to i)**	**163.25**	**239.63**	**512.16**	**2,467.17**	**2,683.54**
(63.31)	**(24.32)**	**(181.17)**	**(53.89)**	**(231.05)**	3	**Profit from Operations before Other Income, Interest & Exceptional Items (1)-(2)**	**(93.02)**	**36.04**	**(341.74)**	**630.01**	**439.70**
11.29	31.92	23.28	57.97	126.50	4	Other Income	11.29	39.59	44.79	103.38	166.72
(52.02)	**7.60**	**(157.89)**	**4.08**	**(104.55)**	5	**Profit/ (Loss) before Interest & Exceptional Items (3)+(4)**	**(81.73)**	**75.63**	**(296.95)**	**733.39**	**606.42**
-	28.32	-	82.65	86.76	6	Interest	0.10	28.42	0.30	92.81	113.88
(52.02)	**(20.72)**	**(157.89)**	**(78.57)**	**(191.31)**	7	**Profit/ (Loss) after interest but before Exceptional Items (5)-(6)**	**(81.83)**	**47.21**	**(297.25)**	**640.58**	**492.54**
-	-	-	-	(296.89)	8	Exceptional Items	-	-	-	-	(379.90)
(52.02)	**(20.72)**	**(157.89)**	**(78.57)**	**(488.20)**	9	**Profit/ (Loss) from Ordinary Activities Before Tax (7)+(8)**	**(81.83)**	**47.21**	**(297.25)**	**640.58**	**112.64**
					10	Tax Expenses					
-	-	-	-	-		a.Provison for Taxation	-	-	-	-	-
-	-	-	-	9.03		b.Deferred Tax Provison	-	-	-	-	9.03
-	-	-	-	**9.03**		**Total Tax Expenses (a+b)**	-	-	-	-	**9.03**
(52.02)	**(20.72)**	**(157.89)**	**(78.57)**	**(497.23)**	11	**Net profit/ (Loss) from Ordinary Activities After Tax (9)- (10)**	**(81.83)**	**47.21**	**(297.25)**	**640.58**	**103.61**
	4.80	-	7.79	16.74	12	Extraordinary Items (net of Tax Exps.)	-	4.80	-	7.79	16.74
(52.02)	**(25.52)**	**(157.89)**	**(86.36)**	**(513.97)**	13	**Net Profit/ (Loss) for the period (11)-(12)**	**(81.83)**	**42.41**	**(297.25)**	**632.79**	**86.87**
8,261.68	8,261.68	8,261.68	8,261.68	8,261.68	14	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
				28,523.64	15	Reserves excluding Revaluation Reserves					44,008.96
					16	Earnings per share					
(0.06)	(0.03)	(0.19)	(0.10)	(0.60)		a) Basic & Diluted EPS before extraordinary items for the period, for the year to date and for the previous year (not to be annualized)	(0.10)	0.06	(0.36)	0.78	0.13
(0.06)	(0.03)	(0.19)	(0.10)	(0.62)		b) Basic & Diluted EPS after extraordinary items for the period, for the year to date and for the previous year (not to be annualized)	(0.10)	0.05	(0.36)	0.77	0.11
					17	Public Shareholding					
62,393,882	31,128,387	62,393,882	31,128,387	50,295,672		- No. of Shares	62,393,882	31,128,387	62,393,882	31,128,387	50,295,672
75.52%	37.68%	75.52%	37.68%	60.88%		- Percentage of Shareholding	75.52%	37.68%	75.52%	37.68%	60.88%
					18	Promoters and promoter group					
Nil	Nil	Nil	Nil	Nil		a) Pledged/Encumbered Number of shares	Nil	Nil	Nil	Nil	Nil
Nil	Nil	Nil	Nil	Nil		-Percentage of shares (as a% of the total shareholding of promoter and promoter group)	Nil	Nil	Nil	Nil	Nil
Nil	Nil	Nil	Nil	Nil		-Percentage of shares (as a% of the total share capital of the company)	Nil	Nil	Nil	Nil	Nil
17,739,968	24,907,253	17,739,968	24,907,253	17,739,968		b) Non-encumbered Number of shares	17,739,968	24,907,253	17,739,968	24,907,253	17,739,968
100%	100%	100%	100%	100%		-Percentage of shares (as a% of the total shareholding of promoter and promoter group)	100%	100%	100%	100%	100%
21.47%	30.15%	21.47%	30.15%	21.47%		-Percentage of shares (as a % of the total share capital of the company)	21.47%	30.15%	21.47%	30.15%	21.47%

1. The above results have been taken on record by the Audit Committee and Board of Directors at their meeting held on 31st January,2011 and are subject to the limited review by the Statutory Auditor of the Company.

2. There were no investors' complaints pending at the beginning of the quarter.3 (three) complaint was received during the quarter . 3 (three) compaint was pending at the end of the quarter.

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

4. The Standalone results are available on the website of the Company www.bsel.com and website of the BSE, NSE.

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

Place : Navi Mumbai

Date : 31.01.2011

BSEL INFRASTRUCTURE REALTY LTD. Navi Mumbai

For BSEL Infrastructure Realty Limited

Dharmendra Raichura
Managing Director & Compliance Officer

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