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

Date: 12th February, 2018

To, The Corporate Relation Department, Bombay Stock Exchange Limited, P.J.Towers, Dalal Street, Mumbai – 400 001	To, Listing Department, National Stock Exchange of India Ltd., Exchange Plaza, Bandra-KurlaComplex, Bandra (East), Mumbai-400 051

- **Subject: Outcome of the Board Meeting held on Monday, 12th February , 2018**
- **Reference : Stock Code -BSE : 532123**
  NSE: BSELINFRA

Dear Sirs,

With respect to the above mentioned captioned, we wish to inform you that the Board of Directors of the Company conducted following business in the Board Meeting held on 12th February, 2018:

1. Approval of the Unaudited Financial Results of the company for the quarter and nine months ended December 31, 2017 and Limited Review thereof;

This is for your information and record.

Kindly consider the same and do needful.

Thanks & Regards,

For BSEL Infrastructure Realty Ltd.

Kirit R Kanakiya
Director
DIN : 00266631

Deepak Vekaria & Associates
Chartered Accountants
195/2, BALAJI
GARODIA NAGAR, GHATKOPAR (EAST)
MUMBAI– 400 077

MOBILE : 9892947443
EMAIL ID:dmv09@yahoo.com

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.

We have reviewed the accompanying statement of unaudited financial results of **BSEL INFRASTRUCTURE REALTY LIMITED** for the quarter ended **31st December, 2017.** This statement is the responsibility of the Company's Management and has been approved by the Board of Directors/ Committee of Board of Directors. Our responsibility is to issue a report on these financial statements based on our review.

We conducted our review in accordance with the Standard on Review Engagement (SRE) 2400, engagements to Review Financial Statements 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 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 accounting standards specified under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 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 : 12th February, 2018

For DEEPAK VEKERIA & ASSOCIATES

CHATERED ACCOUNTANTS

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

DEEPAK VEKARIA & ASSOCIATES
195/2, Balaji
Garodia Nagar,
Ghatkopar (E),
Mumbai-77
CHARTERED ACCOUNTANTS

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STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31ST DECEMBER, 2017

Result as per Non Banking Ind-AS

(Rupees In lakhs except for shares and earnings per share)

Sr. No.	Particualrs	STANDALONE					
		Quarter Ended			Nine Months Ended		Year Ended
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
		31.12.2017	30.09.2017	31.12.2016	31.12.2017	31.12.2016	31.03.2017
1	**Revenue from operations**						
	Sales/Income from operations (inclusive of Excise Duty)	-	-	-	-	-	-
	Other operating income	14.09	11.55	15.58	33.18	37.67	48.17
	Total Income from operations	14.09	11.55	15.58	33.18	37.67	48.17
	Other income	108.99	423.64	199.80	190.98	166.62	428.82
	Total Income	**123.08**	**435.19**	**215.38**	**224.16**	**204.29**	**476.99**
2	**Expenses**						
	Cost of materials consumed	1.04	1.33	1.41	3.09	3.78	4.57
	Changes in inventories of finished goods, work in progress and stock in trade	-	-	-	-	-	-
	Employee benefit expenses	10.23	8.53	8.85	27.46	24.53	33.07
	Finance cost	-	-	-	-	-	-
	Depreciation and amortisation Expense	3.65	3.62	3.92	11.15	11.62	15.49
	Other expenditure	18.48	19.16	19.62	55.16	55.26	385.49
	Total Expenses	**33.40**	**32.64**	**33.80**	**96.86**	**95.19**	**438.62**
3	**Profit/(Loss) before exceptional items and tax (1-2)**	**89.68**	**402.55**	**181.58**	**127.30**	**109.10**	**38.37**
4	Exceptional items	-	-	-	-	-	-
5	**Profit/ (Loss) before tax (3-4)**	**89.68**	**402.55**	**181.58**	**127.30**	**109.10**	**38.37**
6	Tax expenses	22.61	12.44	3.98	35.05	24.06	129.00
7	**Profit/ (Loss) for the period from continuing operations (5-6)**	**67.07**	**390.11**	**177.60**	**92.25**	**85.04**	**(90.63)**
8	Profit/ (Loss) from discontinued operations	-	-	-	-	-	-
9	Tax expense of discontinued operations	-	-	-	-	-	-
10	Profit/ (Loss) from discontinued operations (after tax) (8+9)	-	-	-	-	-	-
11	Profit/ (Loss) for the period (7-10)	**67.07**	**390.11**	**177.60**	**92.25**	**85.04**	**(90.63)**
12	Share of profit/ (loss) of associates	-	-	-	-	-	-
13	Minority interest	-	-	-	-	-	-
14	Consolidated Net Profit/ (Loss) for the period (11+12+13)	**67.07**	**390.11**	**177.60**	**92.25**	**85.04**	**(90.63)**
15	Other comprehensive income	-	-	-	-	-	-
16	Total comprehensive income (14+15)	**67.07**	**390.11**	**177.60**	**92.25**	**85.04**	**(90.63)**
	Face Value	10.00	10.00	10.00	10.00	10.00	10.00
	Paid-up equity share capital (Rs. Lacs)	8,261.68	8,261.68	8,261.68	8,261.68	8,261.68	8,261.68
	Reserves excluding Revaluation Reserves as per balance sheet of previous accounting year	-	-	-	-	-	42,031.63
	Basic EPS for continuing operations	0.08	0.47	0.21	0.11	0.10	(0.11)
	Diluted EPS for continuing operations	0.08	0.47	0.21	0.11	0.10	(0.11)
	Basic EPS for discontinued operations	-	-	-	-	-	-
	Diluted EPS for discontinued operations	-	-	-	-	-	-
	Basic EPS for continued and discontinued operations	0.08	0.47	0.21	0.11	0.10	(0.11)
	Diluted EPS for continued and discontinued operations	0.08	0.47	0.21	0.11	0.10	(0.11)

Notes:

1 The above results for the quarter ended 31st December, 2017 have been reviewed by the Audit Committee, and approved by the Board of Directors at their meeting held on 12th February, 2018.

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 The statutory auditor of the Company has carried out the limited review of the results for the quarter ended December 31, 2017. The Ind AS compliant financial results for the corresponding quarter ended December 31, 2016 has not been subjected to limited review or audit.

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

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

6 **Reconciliation of the finacial results to those reported under previous GAAP are summarised as follows:**

(Rs. In Lakhs)

Particulars	December 31, 2016
1. Net Profit/(Loss) after tax as per previous GAAP	**177.60**
Adjustments:	
a. Impact on Investment due to Fair valuation of Investment in Equity Shares & Mutual funds.	**19.43**
Net Profit/(Loss) after tax as reported under Ind AS	**197.03**

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

Place : Navi Mumbai

Date : February 12, 2018

for BSEL Infrastructure Realty Ltd.

Kirit R Kanakiya
Director
DIN : 00266631

BSEL Infrastructure Realty Ltd. Navi Mumbai

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STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31ST DECEMBER, 2017

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

(Rupees In lakhs except for shares and earnings per share)

Sr. No.	Particualrs	STANDALONE					
		Quarter Ended			Nine Months Ended		Year Ended
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
		31.12.2017	30.09.2017	31.12.2016	31.12.2017	31.12.2016	31.03.2017
1	**INCOME**						
	a) Revenue from Operations	14.09	11.55	15.58	33.18	37.67	48.17
	b) Other Income	108.99	423.64	199.80	190.98	166.62	428.82
	Total Income	**123.08**	**435.19**	**215.38**	**224.16**	**204.29**	**476.99**
2	**EXPENSES**						
	a) Cost of materials consumed	1.04	1.33	1.41	3.09	3.78	4.57
	b) Purchase of stock in trade	-	-	-	-	-	-
	c) Changes in inventories of finished goods, Work in progress and Stock-in-Trade	-	-	-	-	-	-
	d) Employee benefit expenses	10.23	8.53	8.85	27.46	24.53	33.07
	e) Finance cost	-	-	-	-	-	-
	f) Depreciation and amortisation Expense	3.65	3.62	3.92	11.15	11.62	15.49
	g) Other expenditure	18.48	19.16	19.62	55.16	55.26	385.49
	Total Expenses	**33.40**	**32.64**	**33.80**	**96.86**	**95.19**	**438.62**
3	**Profit/(Loss) before exceptional items and tax (1-2)**	**89.68**	**402.55**	**181.58**	**127.30**	**109.10**	**38.37**
4	Exceptional items	-	-	-	-	-	-
5	**Profit/ (Loss) before tax (3-4)**	**89.68**	**402.55**	**181.58**	**127.30**	**109.10**	**38.37**
6	**TAX EXPENSES**						
	a) Current Year Tax	22.61	12.44	3.98	35.05	21.63	125.10
	b) Earlier Year Tax	-	-	-	-	2.43	2.47
	c) MAT Credit Entitlement	-	-	-	-	-	-
	d) Deferred Tax	-	-	-	-	-	1.43
	Total Tax Expenses	**22.61**	**12.44**	**3.98**	**35.05**	**24.06**	**129.00**
7	**Profit/ (Loss) from ordinary activitis after tax (5-6)**	**67.07**	**390.11**	**177.60**	**92.25**	**85.04**	**(90.63)**
8	Extraordinary Items (Net of Tax Expenses)	-	-	-	-	-	-
9	**Profit/ (Loss) for the period (7-8)**	**67.07**	**390.11**	**177.60**	**92.25**	**85.04**	**(90.63)**
10	**Paid-up equity share capital (face value Rs. 10/- each fully paid up) (Rs. In Lacs)**	**8,261.68**	**8,261.68**	**8,261.68**	**8,261.68**	**8,261.68**	**8,261.68**
11	**Reserve excluding Revaluation Reserves**	-	-	-	-	-	42,031.63
12	**Earnings per Equity shares**						
	(1) Basic	0.08	0.47	0.21	0.11	0.10	(0.11)
	(2) Diluted	0.08	0.47	0.21	0.11	0.10	(0.11)

Notes:

1 The above results for the quarter ended 31st December, 2017 have been reviewed by the Audit Committee, and approved by the Board of Directors at their meeting held on 12th February, 2018.

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