

# **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, website : www. bsel.com



**Date: 10<sup>th</sup> November, 2022**

To,  
**BSE Limited**  
Corporate Relationship Department  
Phiroze Jeejeebhoy Towers  
Dalal Street; Fort  
Mumbai 400 001  
Script Code: 532123  
ISIN: INE395A01016

Dear Sirs,

**Sub: Outcome of the Meeting of the Board of Directors of BSEL Infrastructure Realty Limited ("Company") held on November 10, 2022.**

In continuation of our letter dated November 4, 2022 and pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we wish to inform you that the Board of Directors of the Company, at its meeting held today, has inter alia:

1. Approved the Unaudited Financial Results (Consolidated and Standalone) for the second quarter and half year ended September 30, 2022., duly reviewed and recommended by the Audit Committee and approved by the Board of Directors of the Company. We enclose the copy of the Unaudited Financial Results and Limited Review Reports issued by Statutory Auditors of the Company.
2. Took note of the Resignation of Mr. Vipul Narendrabhai Chauhan, Independent Director of the Company w.e.f. 2<sup>nd</sup> November, 2022.
3. Took note of the Resignation of Ms. Usha Gupta, Independent Director of the Company w.e.f. 2<sup>nd</sup> November, 2022.
4. Appointed Mr. Ashish Vidyasagar Dube (DIN: 07477676) as an Additional Director (Non-Executive-Independent) of the Company, subject to approval of members in the ensuing general meeting. Pursuant to the SEBI Circular CIR/CFD/CMD/4/2015 dated September 9, 2015, brief profile is enclosed herewith.

5. Appointed Ms. Reena Vimal Shah (DIN: 09782288) as an Additional Director (Non-Executive-Independent) of the Company, subject to approval of members in the ensuing general meeting. Pursuant to the SEBI Circular CIR/CFD/CMD/4/2015 dated September 9, 2015, brief profile is enclosed herewith.

6. The Board accepted and herewith altered the constitution of Audit Committee as follows:

<b>Name of Member</b>	<b>Designation</b>	<b>Role in Committee</b>
Ashish Vidyasagar Dube	Non-Executive - Independent Director, Chairman	Chairman (Appointment)
Reena Vimal Shah	Non-Executive - Independent Director, Member	Member (Appointment)
Deepa Jani	Non-Executive - Independent Director, Member	Member (Existing)
Santosh Sambhu Tambe	Executive Director, Member	Member (Existing)

6. The Board accepted and herewith altered the constitution of Nomination and Remuneration Committee as follows:

<b>Name of Member</b>	<b>Designation</b>	<b>Role in Committee</b>
Ashish Vidyasagar Dube	Non-Executive - Independent Director, Chairman	Chairman (Appointment)
Reena Vimal Shah	Non-Executive - Independent Director, Member	Member (Appointment)
Deepa Jani	Non-Executive - Independent Director, Member	Member (Existing)

7. The Board accepted and herewith altered the constitution of Stakeholders Relationship Committee as follows:

<b>Name of Member</b>	<b>Designation</b>	<b>Role in Committee</b>
Reena Vimal Shah	Non-Executive - Independent Director, Chairperson	Chairperson (Appointment)
Deepa Jani	Non-Executive - Independent Director, Member	Member (Existing)
Santosh Sambhu Tambe	Executive Director, Member	Member (Existing)

8. The Board accepted and herewith altered the constitution of Corporate Social Responsibility Committee as follows:

<b>Name of Member</b>	<b>Designation</b>	<b>Role in Committee</b>
Santosh Sambhu Tambe	Executive Director, Chairman	Chairman (Existing)
Reena Vimal Shah	Non-Executive - Independent Director, Member	Member (Appointment)
Deepa Jani	Non-Executive - Independent Director, Member	Member (Existing)

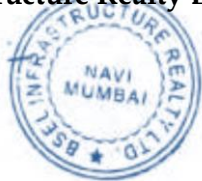
The meeting of the Board of Directors commenced at 2:00 p.m. and concluded at 3:00 p.m.

Kindly take the above on your record.

Yours Faithfully,

**For BSEL Infrastructure Realty Limited**

*Monika*



**Monika Nathani**

**Company Secretary & Compliance Officer**

**M No. 19222**

Encl: a/a

**Independent Auditor's Limited Review Report on the Unaudited Standalone Financial Results of BSEL Infrastructure Realty Limited for the quarter ended September 30, 2022 pursuant to the requirement of Regulation 33 of the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations, 2015, as amended.**

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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 September 30, 2022 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, 2019 (“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) 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.

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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: 10<sup>th</sup> November, 2022**

**For GADA CHHEDA & CO. LLP**  
**CHATERED ACCOUNTANTS**  
**FRN: W100059**



**Mr. Ronak P. Gada**  
**Desinated Partner**  
Membership No.146825  
Udin: 22146825BCRRHD7557

**BSEL INFRASTRUCTURE REALTY LIMITED**  
CIN:L99999MH1995PLC094498

Regd. Office: 737, 7th Floor, The Bombay Oilseeds and Oils Exchange Premises Co-op Stry. Ltd., The Commodity Exchange, Plot No.2,3 & 4, Sector-19-A, Vashi, Navi Mumbai-400705.

Telephone : 91 22 27844401; Email : info@bssel.com website:www.bssel.com

**STATEMENT OF UNAUDITED STANDALONE FINANCIALS RESULTS FOR THE QUARTER & HALF YEAR ENDED SEPTEMBER 30, 2022**

(Rupees in lakhs)

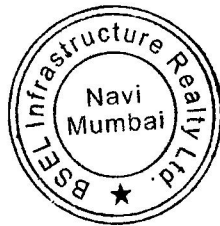
Sr. No.	Particulars	3 Months Ended	3 Months	Corresponding	Half Year	Corresponding	Year Ended
		30-09-2022	Ended	3 Months	Ended	Half Year	Ended
		(Unaudited)	(Unaudited)	Ended in	(Unaudited)	Ended	(Audited)
				Previous Year			
				30-09-2021			
<b>1</b>	<b>Income from Operations</b>						
	a) Revenue from Operations	-	-	-	-	-	-
	b) Other Income	16.49	957.68	35.15	974.16	132.47	699.50
	<b>Total Income</b>	<b>16.49</b>	<b>957.68</b>	<b>35.15</b>	<b>974.16</b>	<b>132.47</b>	<b>699.50</b>
<b>2</b>	<b>EXPENSES</b>						
	a) Cost of materials consumed	-	-	-	-	-	-
	b) Purchase of stock in trade	-	-	-	-	-	-
	c) Changes in inventories of finished goods, Work in progress and Stock-in-Trade	-	-	-	-	-	-
	d) Employee benefit expenses	6.23	5.22	5.98	11.45	9.46	21.31
	e) Finance cost	-	-	-	-	-	-
	f) Depreciation and amortisation Expense	0.91	0.84	0.80	1.75	1.58	3.19
	g) Conveyance & Transportation	0.70	1.02	0.85	1.71	1.02	2.37
	h) Share Trading Expenses	8.61	5.49	4.96	14.10	6.05	33.12
	i) Other expenditure	17.95	13.64	12.85	31.59	24.60	47.56
	<b>Total Expenses</b>	<b>34.40</b>	<b>26.21</b>	<b>25.44</b>	<b>60.60</b>	<b>42.71</b>	<b>107.55</b>
<b>3</b>	<b>Profit/(Loss) before exceptional items and tax (1-2)</b>	<b>(17.91)</b>	<b>931.47</b>	<b>9.71</b>	<b>913.56</b>	<b>89.76</b>	<b>591.95</b>
<b>4</b>	<b>Exceptional items</b>						
<b>5</b>	<b>Profit/ (Loss) before tax (3-4)</b>	<b>(17.91)</b>	<b>931.47</b>	<b>9.71</b>	<b>913.56</b>	<b>89.76</b>	<b>591.95</b>
<b>6</b>	<b>TAX EXPENSES</b>						
	a) Current Year Tax	(125.31)	139.72	16.60	14.41	31.82	105.76
	b) Earlier Year Tax	-	-	-	-	-	0.25
	c) Deferred Tax	-	-	-	-	-	-
	<b>Total Tax Expenses</b>	<b>(125.31)</b>	<b>139.72</b>	<b>16.60</b>	<b>14.41</b>	<b>31.82</b>	<b>106.01</b>
<b>7</b>	<b>Profit/ (Loss) for the period (6-7)</b>	<b>107.40</b>	<b>791.75</b>	<b>(6.89)</b>	<b>899.15</b>	<b>57.94</b>	<b>485.94</b>
<b>8</b>	<b>Other Comprehensive income for the period (Not to be considered for EPS)</b>						
<b>9</b>	<b>Total Comprehensive income for the period (7+8)</b>	<b>107.40</b>	<b>791.75</b>	<b>(6.89)</b>	<b>899.15</b>	<b>57.94</b>	<b>485.94</b>
<b>10</b>	<b>Paid-up equity share capital (face value Rs. 10/- each)</b>	<b>8,261.68</b>	<b>8,261.68</b>	<b>8,261.68</b>	<b>8,261.68</b>	<b>8,261.68</b>	<b>8,261.68</b>
<b>11</b>	<b>Reserve excluding Revaluation Reserves</b>						
<b>12</b>	<b>Earnings per Equity shares</b>						
	(1) Basic EPS (not annualised)	0.13	0.96	(0.01)	1.09	0.07	0.59
	(2) Diluted EPS (not annualised)	0.13	0.96	(0.01)	1.09	0.07	0.59

**Notes:**

- The above standalone results for the quarter ended 30th September, 2022 have been reviewed by the Audit Committee, and approved by the Board of Directors at their meeting held on November 10, 2022. The statutory auditors of the Company have reviewed the above financial results for the quarter and year ended September 30, 2022.
- The Company has adopted Indian Accounting Standards ("Ind AS") from 31.03.2017 and accordingly the Financial Results are prepared in accordance with the principles stated therein, prescribed under section 133 of the Companies Act, 2013.
- 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.
- There is no impact of the CoVID-19 pandemic on above financial statements as there is no trading activities in the Company during the quarter.
- The segment wise details as per Accounting Standard 17 is not applicable as there are no segments.
- Previous Year's and previous quarter's figures have been regrouped and rearranged wherever necessary.

Place : Navi Mumbai

Date : November 10, 2022



For BSEL Infrastructure Realty Ltd.

*Santosh Shambhu Tambe*  
Santosh Shambhu Tambe  
Managing Director  
DIN : 09668177

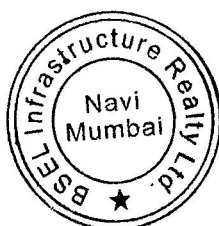
# BSEL INFRASTRUCTURE REALTY LIMITED

CASH FLOW STATEMENT FOR THE HALF YEAR ENDED 30TH SEPTEMBER, 2022

Particulars	Rupees	
	Half Year Ended 30/09/2022 Unaudited	Previous Year 31/03/2022 Audited
<b>A. CASH FLOW FROM OPERATING ACTIVITIES</b>		
Net profit before tax & extraordinary items	9,13,56,543	5,91,95,385
<b>Adjustments for :</b>		
Extra Ordinary Items	-	-
Depreciation	1,74,862	3,18,554
Other Income	(9,74,16,327)	(6,99,50,090)
Operating profits before working capital changes	(58,84,922)	(1,04,36,151)
<b>Adjustments for :</b>		
Trade Receivable	10,98,73,321	(12,48,57,239)
Deposits (Assets), Loans & Advances & Other Assets	(45,24,59,984)	(12,74,14,551)
Inventories	-	-
Provision for Tax	(14,41,010)	(1,05,76,407)
Provision for Tax of Earlier Years	-	(25,109)
Provision for Deferred Tax	-	-
Trade Payable and other liabilities	(86,90,759)	67,00,181
Other Income	-	-
Net cash from operating activities	(35,86,03,355)	(26,66,09,276)
<b>B. CASH FLOW FROM INVESTING ACTIVITIES</b>		
Foreign Currency Translation Reserve	39,35,73,480	14,60,15,550
Sale/(Purchase) of investment	(13,84,67,738)	5,64,96,751
Sale/(Purchase) of fixed assets	(2,68,972)	(50,951)
Other Income	9,74,16,327	6,99,50,090
Net cash from investing activities	35,22,53,097	27,24,11,440
<b>C. CASH FLOW FROM FINANCING ACTIVITIES</b>		
	-	-
Net increase/(decrease) in cash & cash equivalent	(63,50,257)	58,02,164
Cash & cash equivalent opening balance	2,65,27,333	2,07,25,169
<b>Cash &amp; cash equivalent closing balance</b>	<b>2,01,77,076</b>	<b>2,65,27,333</b>

For BSEL INFRASTRUCTURE REALTY LIMITED

Place : Navi Mumbai  
Date : 10.11.2022



*Santosh S Tambe*  
Santosh S Tambe  
Managing Director  
DIN : 09668177

*Bhavik Soni*  
Bhavik Soni  
Director/CFO  
DIN : 08940749

## AUDITOR'S CERTIFICATE

We have examined the attached Cash Flow Statement of **M/S. BSEL INFRASTRUCTURE REALTY LIMITED**, for the half year ended 30th September, 2022. The statement has been prepared by the Company in accordance with the requirements of Clause 32 of listing agreement with Stock Exchanges and is based on and in agreement with the corresponding Balance Sheet of the Company covered by our report of even date to the members of the Company.

For Gada Chheda & Co. LLP  
Chartered Accountants



*Ronak Gada*  
CA Ronak Gada  
Partner  
Membership No.146825  
FRN: W100059

Place : Mumbai  
Date : 10.11.2022

**Independent Auditor's Limited Review Report on the Unaudited Consolidated Financial Results of BSEL Infrastructure Realty Limited for the quarter ended September 30, 2022 pursuant to the requirement of Regulation 33 of the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations, 2015, as amended.**

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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 September 30, 2022 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, 2019 ('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) 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.

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4. Subsidiary consolidated in the Statement :-  
The Statement includes the results of the following entity:

Name of Subsidiary	Relationship	% Holding
BSEL Infrastructure Realty FZE at UAE	Subsidiary of BSEL Infrastructure Realty Ltd.	100

5. We review the interim financial information of the subsidiary included in the consolidated unaudited financial results, whose interim financial information reflect total revenues of Rs. Nil and Rs. Nil for the quarter ended September 30, 2022 as considered in the consolidated unaudited financial results. These financial information have been prepared in accordance with accounting principles generally accepted in their respective countries and have been reviewed by other auditors under generally accepted auditing standards applicable in their respective countries, whose report has been furnished to us, and our conclusion on the Statement to the extent they have been derived from such financial information is based solely on the report of such other auditors. We have reviewed these conversion adjustments made by the Company's management. Our opinion insofar as it relates to the affairs of such subsidiary are based on the report of other auditors and the conversion adjustments prepared by the management of the Company and reviewed by us and the procedures performed by us as stated in paragraph 3 above. Our conclusion on the Statement is not modified in respect of the above matter.
6. 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: 10<sup>th</sup> November, 2022**

**For GADA CHHEDA & CO. LLP**  
**CHATERED ACCOUNTANTS**  
**FRN: W100059**



**Mr. Ronak P. Gada**  
**Desinated Partner**  
Membership No.146825  
Udin: 22146825BCRRZK3492

**BSEL INFRASTRUCTURE REALTY LIMITED**  
CIN:L99999MH1995PLC094498

Regd. Office: 737, 7th Floor, The Bombay Oilseeds and Oils Exchange Premises Co-op Sfy. Ltd., The Commodity Exchange, Plot No.2,3 & 4, Sector-19-A, Vashi, Navi Mumbai-400705.

Telephone : 91 22 27844401; Email : info@bsei.com website:www.bsei.com

**STATEMENT OF UNAUDITED CONSOLIDATED FINANCIALS RESULTS FOR THE QUARTER & YEAR ENDED SEPTEMBER 30, 2022**

(Rupees in lakhs)

Sr. No.	Particulars	3 Months Ended	3 Months Ended	Corresponding	Half Year	Corresponding	Year Ended
		30-09-2022	30-06-2022	3 Months Ended in Previous Year 30-09-2021	Ended 30-09-2022	Half Year Ended 30-09-2021	31-03-2022
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
<b>1</b>	<b>Income from Operations</b>						
	a) Revenue from Operations	-	-	-	-	-	-
	b) Other Income	16.49	957.68	35.15	974.16	132.47	699.50
	<b>Total Income</b>	<b>16.49</b>	<b>957.68</b>	<b>35.15</b>	<b>974.16</b>	<b>132.47</b>	<b>699.50</b>
<b>2</b>	<b>EXPENSES</b>						
	a) Cost of materials consumed	-	-	-	-	-	-
	b) Purchase of stock in trade	-	-	-	-	-	-
	c) Changes in inventories of finished goods, Work in progress and Stock-in-Trade	-	-	-	-	-	-
	d) Employee benefit expenses	6.23	5.22	5.98	11.45	9.46	21.31
	e) Finance cost	-	-	-	-	-	-
	f) Depreciation and amortisation Expense	0.91	0.84	0.80	1.75	1.58	3.19
	g) Conveyance & Transportation	0.70	1.02	0.85	1.71	1.02	2.37
	h) Share Trading Expenses	8.61	5.49	4.96	14.10	6.05	33.12
	i) Other expenditure	17.95	13.64	12.85	31.59	24.60	47.71
	<b>Total Expenses</b>	<b>34.40</b>	<b>26.21</b>	<b>25.44</b>	<b>60.60</b>	<b>42.71</b>	<b>107.70</b>
<b>3</b>	<b>Profit(Loss) before exceptional items and tax (1-2)</b>	<b>(17.91)</b>	<b>931.47</b>	<b>9.71</b>	<b>913.56</b>	<b>89.76</b>	<b>591.80</b>
<b>4</b>	<b>Exceptional items</b>	-	-	-	-	-	-
<b>5</b>	<b>Profit/ (Loss) before tax (3-4)</b>	<b>(17.91)</b>	<b>931.47</b>	<b>9.71</b>	<b>913.56</b>	<b>89.76</b>	<b>591.80</b>
<b>6</b>	<b>TAX EXPENSES</b>						
	a) Current Year Tax	125.31	139.72	16.60	14.41	31.82	105.76
	b) Earlier Year Tax	-	-	-	-	-	0.25
	c) Deferred Tax	-	-	-	-	-	-
	<b>Total Tax Expenses</b>	<b>125.31</b>	<b>139.72</b>	<b>16.60</b>	<b>14.41</b>	<b>31.82</b>	<b>106.01</b>
<b>7</b>	<b>Profit/ (Loss) for the period (6-7)</b>	<b>(143.22)</b>	<b>791.75</b>	<b>(6.89)</b>	<b>899.15</b>	<b>57.94</b>	<b>485.79</b>
	<b>Attributable to:</b>						
	Shareholders of the Company	(143.22)	791.75	(6.89)	899.15	57.94	485.79
	Non controlling Interest	-	-	-	-	-	-
<b>8</b>	<b>Other Comprehensive income for the period (Not to be considered for EPS)</b>	-	-	-	-	-	-
<b>9</b>	<b>Total Comprehensive income for the period (7+8)</b>	<b>(143.22)</b>	<b>791.75</b>	<b>(6.89)</b>	<b>899.15</b>	<b>57.94</b>	<b>485.79</b>
	<b>Attributable to:</b>						
	Shareholders of the Company	(143.22)	791.75	(6.89)	899.15	57.94	485.79
	Non controlling Interest	-	-	-	-	-	-
<b>10</b>	<b>Paid-up equity share capital (face value Rs. 10/- each)</b>	<b>8,261.68</b>	<b>8,261.68</b>	<b>8,261.68</b>	<b>8,261.68</b>	<b>8,261.68</b>	<b>8,261.68</b>
<b>11</b>	<b>Reserve excluding Revaluation Reserves</b>	-	-	-	-	-	-
<b>12</b>	<b>Earnings per Equity shares</b>						
	(1) Basic EPS (not annualised)	(0.17)	0.96	(0.01)	1.09	0.07	0.59
	(2) Diluted EPS (not annualised)	(0.17)	0.96	(0.01)	1.09	0.07	0.59

**Notes:**

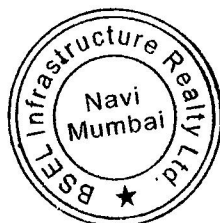
- The above Consolidated results for the quarter ended 30th September, 2022 have been reviewed by the Audit Committee, and approved by the Board of Directors at their meeting held on November 10, 2022. The statutory auditors of the Company have reviewed the above financial results for the quarter and year ended September 30, 2022.
- The Company has adopted Indian Accounting Standards ("Ind AS") from 31.03.2017 and accordingly the Financial Results are prepared in accordance with the principles stated therein, prescribed under section 133 of the Companies Act, 2013.
- 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.
- There is no impact of the CoVID-19 pandemic on above financial statements as there is no trading activities in the Company during the quarter.
- The segment wise details as per Accounting Standard 17 is not applicable as there are no segments.
- Previous Year's and previous quarter's figures have been regrouped and rearranged wherever necessary.

For BSEL Infrastructure Realty Ltd.

*Santosh Shambhu Tambe*  
Santosh Shambhu Tambe  
Managing  
DIN : 09668177

Place : Navi Mumbai

Date : November 10, 2022



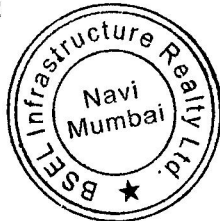
# BSEL INFRASTRUCTURE REALTY LIMITED

CONSOLIDATED CASH FLOW STATEMENT FOR THE HALF YEAR ENDED 30TH SEPTEMBER, 2022

Particulars	Rupees	
	Current Year 30/09/2022 Unaudited	Previous Year 31/03/2022 Audited
<b>A. CASH FLOW FROM OPERATING ACTIVITIES</b>		
Net profit before tax & extraordinary items	9,13,56,543	5,91,80,380
<b>Adjustments for :</b>		
Extra Ordinary Items	-	-
Depreciation	1,74,862	3,18,554
Other Income	(9,74,16,327)	(6,99,50,090)
Operating profits before working capital changes	(58,84,922)	(1,04,51,156)
<b>Adjustments for :</b>		
Trade Receivable	(21,31,71,768)	(24,47,07,161)
Deposits (Assets), Loans & Advances & Other Assets	(10,89,57,339)	39,690
Inventories	(27,62,72,377)	(10,24,97,217)
Provision for Tax	(14,41,010)	(1,05,76,407)
Provision for Tax of Earlier Years	-	(25,109)
Provision for Deferred Tax	-	-
Trade Payable and other liabilities	34,11,02,618	13,64,73,735
Other Income	-	-
Net cash from operating activities	(26,46,24,798)	(23,17,43,625)
<b>B. CASH FLOW FROM INVESTING ACTIVITIES</b>		
Foreign Currency Translation Reserve	24,97,16,038	9,26,44,802
Sale/(Purchase) of investment	(8,83,97,737)	7,50,72,751
Sale/(Purchase) of fixed assets	(2,68,972)	(50,951)
Other Income	9,74,16,327	6,99,50,090
Net cash from investing activities	25,84,65,656	23,76,16,692
<b>C. CASH FLOW FROM FINANCING ACTIVITIES</b>		
	-	-
Net increase/(decrease) in cash & cash equivalent	(61,59,142)	58,73,067
Cash & cash equivalent opening balance	2,88,80,953	2,30,07,886
<b>Cash &amp; cash equivalent closing balance</b>	<b>2,27,21,811</b>	<b>2,88,80,953</b>

For BSEL INFRASTRUCTURE REALTY LIMITED

Place : Navi Mumbai  
Date : 10.11.2022



*Santosh S Tambe*  
Santosh S Tambe  
Managing Director  
DIN : 09668177

*Bhavik Soni*  
Bhavik Soni  
Director/CFO  
DIN : 08940749

## AUDITOR'S CERTIFICATE

We have examined the attached Consolidated Cash Flow Statement of **M/S. BSEL INFRASTRUCTURE REALTY LIMITED**, for the half year ended 30th September, 2022. The statement has been prepared by the Company in accordance with the requirements of Clause 32 of listing agreement with Stock Exchanges and is based on and in agreement with the corresponding Balance Sheet of the Company covered by our report of even date to the members of the Company.

For Gada Chheda & Co. LLP  
Chartered Accountants



Place : Mumbai  
Date : 10.11.2022

CA Ronak Gada  
Partner  
Membership No.146825  
FRN: W100059

# BSEL INFRASTRUCTURE REALTY LIMITED

CIN:L99999MH1995PLC094498

Regd. Office:737, 7th Floor, The Bombay Oilseeds and Oils Exchange Premises Co-op. Sty.Ltd.,  
The Commodity Exchange, Plot No.2,3 & 4, Sector-19-A, Vashi, Navi Mumbai-400705.

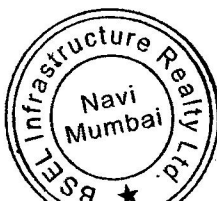
Telephone: 91 22 7844401; Email : info@bssel.com Website: www.bssel.com

Unaudited Statement of Standalone & Consolidated Assets and Liabilities as at September 30, 2022

	Particulars	Standalone		Consolidated	
		As At 30.09.2022	As At 31.03.2022	As At 30.09.2022	As At 31.03.2022
		Unaudited	Audited	Unaudited	Audited
<b>I ASSETS</b>					
<b>A Non-current assets</b>					
Property, Plant and Equipment	125	124	125	124	
Capital work-in-progress	-	-	-	-	
Investment Property	-	-	-	-	
Goodwill	-	-	-	-	
Other Intangible assets	-	-	-	-	
<u>Financial Assets</u>					
Investments	8,977	7,592	2,310	1,425	
Trade receivables	-	-	-	-	
Loans	45,754	42,319	16	16	
Others financial assets	1,244	169	1,244	169	
Other non-current assets	-	-	-	-	
<b>Total Non current assets</b>	<b>56,100</b>	<b>50,204</b>	<b>3,695</b>	<b>1,734</b>	
<b>B Current assets</b>					
Inventories	2,333	2,333	39,119	36,357	
<u>Financial Assets</u>					
Investments	-	-	-	-	
Trade receivables	1,315	2,414	44,330	42,198	
Cash and cash equivalents	202	265	227	289	
Bank balances other than (iii) above	-	-	-	-	
Loans	39	25	39	24	
Others financials assets	-	-	-	-	
Current Tax Assets (Net)	-	-	-	-	
Other current assets	8	8	8	8	
<b>Total Current assets</b>	<b>3,897</b>	<b>5,045</b>	<b>83,723</b>	<b>78,876</b>	
<b>Total Assets</b>	<b>59,997</b>	<b>55,249</b>	<b>87,418</b>	<b>80,610</b>	
<b>II EQUITY AND LIABILITIES</b>					
<b>A EQUITY</b>					
Equity Share capital	8,262	8,262	8,262	8,262	
Other Equity	51,708	46,873	32,553	29,157	
<b>Total Equity</b>	<b>59,970</b>	<b>55,135</b>	<b>40,815</b>	<b>37,419</b>	
<b>Minority Interest</b>					
<b>LIABILITIES</b>					
<b>B Non-current liabilities</b>					
<u>Financial Liabilities</u>					
Borrowings	-	-	-	-	
Trade payables	-	-	-	-	
Other financial liabilities	-	-	-	-	
Provisions	-	-	-	-	
Deferred tax liabilities (Net)	-	-	-	-	
Other non-current liabilities	-	-	-	-	
<b>Total Non Current Liabilities</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>C Current liabilities</b>					
<u>Financial Liabilities</u>					
Borrowings	-	-	-	-	
Trade payables	8	8	2,611	2,415	
Other financial liabilities	14	103	189	264	
Other current liabilities	3	1	43,801	40,510	
Provisions	2	2	2	2	
Current Tax Liabilities (Net)	-	-	-	-	
<b>Total current Liabilities</b>	<b>27</b>	<b>114</b>	<b>46,603</b>	<b>43,191</b>	
<b>Total Liabilities</b>	<b>59,997</b>	<b>55,249</b>	<b>87,418</b>	<b>80,610</b>	

Place : Navi Mumbai

Date : 10.11.2022



For BSEL Infrastructure Realty Ltd.

*Santosh S Tambe*  
Santosh S Tambe  
Managing Director  
DIN : 09668177

# ***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, website : www. bsel.com



## **ANNEXURE-1**

### **Details required under Regulation 30 of Listing Regulations**

<b>Sr. No.</b>	<b>Particulars</b>	<b>Remarks</b>
1.	Name	Ashish Vidyasagar Dube
2.	Reason for change viz. appointment, <del>resignation,</del> <del>removal, death or otherwise</del>	Appointment as Additional Director (Independent) of the company and shall be re-designated as Non-Executive - Independent Director of the Company
3.	Date of appointment/ <del>cessation</del> (as applicable)	10/11/2022
4.	Term of Appointment	Mr. Ashish Vidyasagar Dube has been appointed as Additional Director, to hold office till the date of ensuing Extra Ordinary General Meeting of the Company. His appointment as Non-Executive - Independent Director would be for a period of five years, subject to shareholders' approval.
5.	Brief Profile (in case of appointment)	BSEL Infrastructure Realty Limited has appointed Mr. Ashish Vidyasagar Dube as the Additional Director of the Company.  He is a MBA in Finance and holds specialization in Financial Planning & Analysis Accounting Operations Management Reporting.
6.	Disclosure of Relationships between Directors (in case of appointment of Director)	Mr. Ashish Vidyasagar Dube is not related to any Director or KMP of the Company.
7.	Information as required pursuant to BSE Circular with Ref. No. LIST/ COMP/14/2018- 19 and the National Stock Exchange of India Ltd with Ref. No. NSE/CML/2018/24, dated 20th June 2018.	Mr. Ashish Vidyasagar Dube is not debarred from holding the office of director by virtue of any SEBI order or any other such authority.
	<b>Additional Information</b>	
8.	Age	38
9.	Qualification	B. Com, MBA
10.	Directorships held in other Companies	NA
11.	No. of Equity Shares held in the Company	NIL

Sr. No.	Particulars	Remarks
1.	Name	Reena Vimal shah
2.	Reason for change viz. appointment, <del>resignation,</del> <del>removal, death or otherwise</del>	Appointment as Additional Director (Independent) of the company and shall be re-designated as Non-Executive - Independent Director of the Company
3.	Date of appointment/ <del>cessation</del> (as applicable)	10/11/2022
4.	Term of Appointment	Mrs. Reena Vimal shah has been appointed as Additional Director, to hold office till the date of ensuing Extra Ordinary General Meeting of the Company. Her appointment as Non-Executive - Independent Director would be for a period of five years, subject to shareholders' approval.
5.	Brief Profile (in case of appointment)	BSEL Infrastructure Realty Limited has appointed Mrs. Reena Vimal shah as the Additional Director of the Company. She is a Commerce Graduate and holds specialization in Accounting and Taxation matters.
6.	Disclosure of Relationships between Directors (in case of appointment of Director)	Mrs. Reena Vimal Shah is not related to any Director or KMP of the Company.
7.	Information as required pursuant to BSE Circular with Ref. No. LIST/ COMP/14/2018- 19 and the National Stock Exchange of India Ltd with Ref. No. NSE/CML/2018/24, dated 20th June 2018.	Mrs. Reena Vimal shah is not debarred from holding the office of director by virtue of any SEBI order or any other such authority.
	<b>Additional Information</b>	
8.	Age	43
9.	Qualification	B. Com
10.	Directorships held in other Companies	NA
11.	No. of Equity Shares held in the Company	NIL

For BSEL Infrastructure Realty Limited

*Monika*



**Monika Nathani**  
**Company Secretary and Compliance Officer**

Date: 10<sup>th</sup> November, 2022  
Place: Mumbai

To,

**BSEL.INFRASTRUCTURE REALTY LIMITED**

737, 7th Fir, The Bombay Oil Seeds & Oil Ex. Premises Co-op Soc. Ltd.

The Commodity Ex. Sector-19, PL 2, 3 & 4,

Vashi, Navi Mumbai 400705

**Sub: Intimation under Regulation 30 of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015.**

With reference to the abovementioned subject, it is hereby informed that:

I, Usha Gupta Non-Executive Independent Director (DIN: 08580355) has resigned from the Board of the Company with effect from 04<sup>th</sup> November, 2022 due to the fact that I am unable to devote as much time and attention as this responsibility required.

I further wish to confirm that there are no other material reasons for my resignation other than those provided.

<b>Reason for Cessation</b>	Being unable to devote time and attention
<b>Date of Cessation</b>	04.11.2022
<b>Date of Appointment</b>	28.09.2019

Request you to treat this as notice of resignation and intimate it to the respective exchanges in compliance with the SEBI (LODR) Regulations, 2015 for their record.

उषा गुप्ता

Usha Gupta

Director

DIN: 08580355

To,

**BSEL.INFRASTRUCTURE REALTY LIMITED**

737, 7th Fir, The Bombay Oil Seeds & Oil Ex. Premises Co-op Soc. Ltd.

The Commodity Ex. Sector-19, PL 2, 3 & 4,

Vashi, Navi Mumbai 400705

**Sub: Intimation under Regulation 30 of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015.**

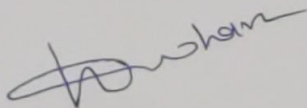
With reference to the abovementioned subject, it is hereby informed that:

I, Vipul Narendrabhai Chauhan, Non-Executive Independent Director (DIN: 01241021) has resigned from the Board of the Company with effect from 04<sup>th</sup> November, 2022 due to the fact that I am unable to devote as much time and attention as this responsibility required.

I further wish to confirm that there are no other material reasons for my resignation other than those provided.

<b>Reason for Cessation</b>	Being unable to devote time and attention
<b>Date of Cessation</b>	04.11.2022
<b>Date of Appointment</b>	27.03.2020

Request you to treat this as notice of resignation and intimate it to the respective exchanges in compliance with the SEBI (LODR) Regulations, 2015 for their record.



Vipul Narendrabhai Chauhan

Director

DIN: 01241021



# **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, website : www. bsel.com

**Bsel**

## **ANNEXURE-1**

### **Details required under Regulation 30 of Listing Regulations**

Sr. No.	Particulars	Remarks
1.	Name	Vipul Narendrabhai Chauhan
2.	Reason for change viz. <del>appointment</del> , resignation, <del>removal, death or otherwise</del>	Pre-Occupancy in other assignments
3.	Date of <del>appointment</del> /cessation (as applicable)	04 <sup>th</sup> November, 2022
4.	Term of Appointment	NA
5.	Brief Profile (in case of appointment)	
6.	Disclosure of Relationships between Directors (in case of appointment of Director)	NA
7.	Other Directorship and category	NA
8.	Membership of Committee	Audit Committee, NRC Committee, Stakeholder Committee and CSR Committee
9.	Directorships held in other Companies	NA

## **ANNEXURE-2**

### **Details required under Regulation 30 of Listing Regulations**

Sr. No.	Particulars	Remarks
1.	Name	Usha Gupta
2.	Reason for change viz. <del>appointment</del> , resignation, <del>removal, death or otherwise</del>	Pre-Occupancy in other assignments
3.	Date of <del>appointment</del> /cessation (as applicable)	04 <sup>th</sup> November, 2022
4.	Term of Appointment	NA
5.	Brief Profile (in case of appointment)	NA
6.	Disclosure of Relationships between Directors (in case of appointment of Director)	NA
7.	Other Directorship and category	NA
8.	Membership of Committee	Audit Committee, NRC Committee and Stakeholder Committee
9.	Directorships held in other Companies	NA

For BSEL Infrastructure Realty Limited

*Monika*  
Monika Nathani  
Company Secretary & Compliance Officer  
M No. 19222

