

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: 9th February, 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 February 9, 2022.

In furtherance to our letter dated February 2, 2022 and pursuant to Regulations 30 and 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations") and amendments thereto, this is to inform you that the Board of Directors of the Company at its meeting held today i.e. Wednesday, February 9, 2022 which commenced at 3:00 P.M. and concluded at 4:30 P.M. has, considered and approved the Un-audited Financial Results (Standalone & Consolidated) for third quarter and nine months ended December 31, 2021 as recommended by the Audit Committee of the Company.

Accordingly, please find enclosed herewith the Un-audited Financial Results (Standalone & Consolidated) of the Company for third quarter and nine months ended December 31, 2021, along with the Limited Review Report thereon, issued by the Statutory Auditor.

The above information is also being made available at the website of the Company i.e. www.bsel.com and on the website of BSE Limited (www.bseindia.com).

Kindly take the above on your record.

Yours Faithfully,

For BSEL Infrastructure Realty Limited

Alpa Hakani



Alpa Hakani
Company Secretary & Compliance Officer

Encl: a/a

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@bsel.com website:www.bsel.com

STATEMENT OF UNAUDITED STANDALONE FINANCIALS RESULTS FOR THE QUARTER & NINE MONTHS ENDED DECEMBER 31, 2021

(Rupees in lakhs)

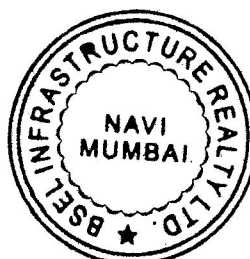
Sr. No.	Particulars	3 Months Ended 31-12-2021	3 Months Ended 30-09-2021	Corresponding 3 Months Ended in Previous Year 31-12-2020	Nine Months Ended 31-12-2021	Corresponding Nine Months Ended 31-12-2020	Year Ended 31-03-2021
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	Income from Operations						
	a) Revenue from Operations	-	-	-	-	-	-
	b) Other Income	215.05	35.15	22.93	347.52	166.47	205.84
	Total Income	215.05	35.15	22.93	347.52	166.47	205.84
2	EXPENSES						
	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	5.92	5.98	3.59	15.37	8.78	12.36
	e) Finance cost	-	-	-	-	-	-
	f) Depreciation and amortisation Expense	0.82	0.80	0.80	2.39	2.43	3.21
	g) Conveyance & Transportation	0.86	0.85	0.18	1.88	0.27	0.46
	h) Other expenditure	23.57	17.81	13.10	54.24	36.14	48.50
	Total Expenses	31.17	25.44	17.67	73.88	47.62	64.53
3	Profit/(Loss) before exceptional items and tax (1-2)	183.88	9.71	5.26	273.64	118.85	141.31
4	Exceptional items	-	-	-	-	-	-
5	Profit/ (Loss) before tax (3-4)	183.88	9.71	5.26	273.64	118.85	141.31
6	TAX EXPENSES						
	a) Current Year Tax	64.49	16.60	-	96.31	-	35.93
	b) Earlier Year Tax	-	-	55.21	-	55.21	56.11
	c) Deferred Tax	-	-	-	-	-	-
	Total Tax Expenses	64.49	16.60	55.21	96.31	55.21	92.04
7	Profit/ (Loss) for the period (6-7)	119.39	(6.89)	(49.95)	177.33	63.64	49.27
8	Other Comprehensive income for the period (Not to be considered for EPS)	-	-	-	-	-	-
9	Total Comprehensive income for the period (7+8)	119.39	(6.89)	(49.95)	177.33	63.64	49.27
10	Paid-up equity share capital (face value Rs. 10/- each)	8,261.68	8,261.68	8,261.68	8,261.68	8,261.68	8,261.68
11	Reserve excluding Revaluation Reserves	-	-	-	-	-	-
12	Earnings per Equity shares						
	(1) Basic EPS (not annualised)	0.14	(0.01)	(0.06)	0.21	0.08	0.06
	(2) Diluted EPS (not annualised)	0.14	(0.01)	(0.06)	0.21	0.08	0.06

Notes:

- The above standalone results for the quarter ended 31st December, 2021 have been reviewed by the Audit Committee, and approved by the Board of Directors at their meeting held on February 09, 2022. The statutory auditors of the Company have conducted the Limited Review of the above financial results for the quarter ended December 31, 2021.
- 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 : February 09, 2022



for BSEL Infrastructure Realty Ltd.

(Signature)

Kirit R Kanakiya
Director
DIN : 00266631

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 27844401; Email : info@bsel.com website:www.bsel.com

STATEMENT OF UNAUDITED CONSOLIDATED FINANCIALS RESULTS FOR THE QUARTER & NINE MONTHS ENDED DECEMBER 31, 2021

(Rupees in lakhs)

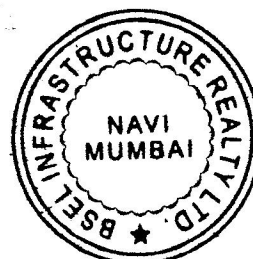
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		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	Income from Operations						
	a) Revenue from Operations	-	-	-	-	-	-
	b) Other Income	215.05	35.15	22.93	347.52	166.47	205.84
	Total Income	215.05	35.15	22.93	347.52	166.47	205.84
2	EXPENSES						
	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	5.92	5.98	3.59	15.37	8.78	12.36
	e) Finance cost	-	-	-	-	-	-
	f) Depreciation and amortisation Expense	0.82	0.80	0.80	2.39	2.43	3.21
	g) Conveyance & Transportation	0.86	0.85	0.18	1.88	0.27	0.46
	h) Other expenditure	23.57	17.81	13.10	54.24	36.14	48.70
	Total Expenses	31.17	25.44	17.67	73.88	47.62	64.73
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5	Profit/ (Loss) before tax (3-4)	183.88	9.71	5.26	273.64	118.85	141.11
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	a) Current Year Tax	64.49	16.60	-	96.31	-	35.93
	b) Earlier Year Tax	-	-	55.21	-	55.21	56.11
	c) Deferred Tax	-	-	-	-	-	-
	Total Tax Expenses	64.49	16.60	55.21	96.31	55.21	92.04
7	Profit/ (Loss) for the period (6-7)	119.39	(6.89)	(49.95)	177.33	63.64	49.07
	Attributable to:						
	Shareholders of the Company	119.39	(6.89)	(49.95)	177.33	63.64	49.07
	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)	119.39	(6.89)	(49.95)	177.33	63.64	49.07
	Attributable to:						
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12	Earnings per Equity shares						
	(1) Basic EPS (not annualised)	0.14	(0.01)	(0.06)	0.21	0.08	0.06
	(2) Diluted EPS (not annualised)	0.14	(0.01)	(0.06)	0.21	0.08	0.06

Notes:

- The above Consolidated results for the quarter ended 31st December, 2021 have been reviewed by the Audit Committee, and approved by the Board of Directors at their meeting held on February 09, 2022. The statutory auditors of the Company have conducted the Limited Review of the above financial results for the quarter ended December 31, 2021.
- 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 : February 09, 2022



for BSEL Infrastructure Realty Ltd.

RUC
Kirit R Kanakiya
Director

DIN : 00266631

Independent Auditor's Limited Review Report on the Unaudited Standalone Financial Results of BSEL Infrastructure Realty Limited for the quarter ended December 31, 2021 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.

We have reviewed the accompanying statement of unaudited Standalone financial results of **BSEL INFRASTRUCTURE REALTY LIMITED** for the quarter ended December 31, 2021 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')

1. 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.
2. 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

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.

3. 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.

**For Gada Chheda & Co. LLP
Chartered Accountants**



**Mr. Ronak P. Gada
(Designated Partner)
M. No. 146825
FRN No. W100059
UDIN: 22146825AAYHEJ3277**

**Date: 09th February, 2022.
Place: Mumbai**

Independent Auditor's Limited Review Report on the Unaudited Consolidated Financial Results of BSEL Infrastructure Realty Limited for the quarter ended December 31, 2021 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 December 31, 2021 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.

Chartered Accountants

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.
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 December 31, 2021 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.

**For Gada Chheda & Co. LLP
Chartered Accountants**



**Mr. Ronak P. Gada
(Designated Partner)
M. No. 146825
FRN No. W100059
UDIN: 22146825AAYFJS5388**

**Date: 09th February, 2022.
Place: Mumbai**