

February 12, 2018

BSE Limited
Phiroze Jeejeebhoy Towers
Dalal Street
Mumbai 400 001

National Stock Exchange of India Limited
Exchange Plaza, Plot No. C/1, G Block
Bandra-Kurla Complex
Bandra (East), Mumbai 400 051

Scrip Code : 533090

Trading Symbol : EXCEL

Scrip ID : EXCEL

Fax No : 2272 3121 / 2272 2037

Fax No : 2659 8348 / 2659 8237 / 38

Sub. : Outcome of Board Meeting held today i.e. on February 12, 2018.

Dear Sir / Madam,

This is to inform you that a meeting of the Board of Directors of the Company was held today on February 12, 2018 and the Board of Directors approved Un-audited financial result for the quarter and nine months ended December 31, 2017 along with the Limited Review Report provided by the Statutory Auditors of the Company as per Regulation 33 of SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015

The Board Meeting commenced at 10.00 a.m. and concluded at 12.05 p.m

Kindly take the same on records and acknowledge

Yours faithfully,

For Excel Realty N Infra Limited



Pooja Mane

Company Secretary & Compliance Officer

Encl: a/a

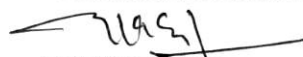


Part I - Statement of Standalone Unaudited financial Results for the Quarter Ended 31/12/2017
(Rs. In Lacs except EPS data)

Particulars	3 months ended	3 months ended	3 months ended	9 months ended	9 months ended	12 months ended
	(31/12/2017)	(30/09/2017)	(31/12/2016)	(31/12/2017)	(31/12/2016)	(31/03/2017)
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(audited)
1. Income from Operations						
(a) Net Sales/Income from Operations (Net of excise duty)	861.71	369.20	518.91	1772.79	2263.03	3062.14
(b) Other Operating Income			0	0.00	0	0
(C) Other Income	1.40	4.32	0.10	5.83	1.20	1.33
Total Revenue	863.11	373.52	519.01	1778.62	2264.23	3063.47
2. Expenses						
(a) Cost of Materials consumed	684.25	38.68	439.20	1015.12	1994.28	2726.71
(b) Purchase of stock-in-trade	0.00	0.00	0.00	0.00	0.00	0.00
(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	0.00	0.00	0.00	0.00	0.00	0.00
(d) Employee benefits expense	30.59	45.59	41.06	136.89	121.87	164.33
(e) Depreciation and amortisation expense	7.18	6.32	6.90	19.81	19.78	26.82
(f) Other expenses (Any item exceeding 10% of the total expenses relating to continuing operations to be shown separately)	23.08	15.39	9.61	56.44	43.67	57.47
(g) Finance Cost	15.55	15.31	18.11	46.64	57.95	69.61
Total Expenses	760.65	121.29	514.88	1274.90	2237.55	3044.94
3. Profit / (Loss) before exceptional items, Extra ordinary items & tax (1 -2)	102.46	252.23	4.13	503.72	26.68	18.53
4. Exceptional Items	-2.50	-0.60	-0.11	-3.39	5.55	5.28
4. Profit / (Loss) before Extraordinary items & tax (3 -4)	99.96	251.63	4.02	500.33	32.23	23.81
5. Extraordinary items	0.00	0.00	0.00	0.00	0.00	0.00
6. Profit / (Loss) before tax (4 -5)	99.96	251.63	4.02	500.33	32.23	23.81
7. Tax Expenses	33.50	83.26	1.14	162.24	14.07	12.43
(a) Current taxes	33.50	83.26	1.14	162.24	14.07	10.18
(b) Deferred Taxes						2.25
8. Net Profit / (Loss) for the period from Continuing Operation(6 - 7)	66.46	168.37	2.88	338.09	18.16	11.38
9. Profit / (Loss) for the period from discontinuing Operation	0.00	0.00	0.00	0.00	0.00	0.00
10. Taxes Expense of discontinuing operation	0.00	0.00	0.00	0.00	0.00	0.00
11. Net Profit / (Loss) for the period from discontinuing Operation	0.00	0.00	0.00	0.00	0.00	0.00
12. Profit for the period (8+11)	66.46	168.37	2.88	338.09	18.16	11.38
13. Share of Profit / (loss) of associates*	0.00	0.00	0.00	0.00	0.00	0.00
14. Minority Interest*	0.00	0.00	0.00	0.00	0.00	0.00
15. Net Profit / (Loss) after taxes, minority interest and share of profit / (loss) of associates (12 - 13 - 14)	66.46	168.37	2.88	338.09	18.16	11.38
16. Other Comprehensive income net of taxes						
A- (i) items that will not be reclassified to Profit or Loss						
(ii) Income Tax relating to items that will not be reclassified to Profit or loss	0.00	0.00	0.00	-5.65	-9.20	-9.20
B- (i) items that will be reclassified to Profit or loss						
(ii) Income tax relating to items that will be reclassified to profit or loss						
17. Total Comprehensive Income for the period	66.46	168.37	2.88	332.44	8.96	2.18
18. Paid-up equity share capital (face Value of Rs.10 each)	3134.88	3134.88	3134.88	3134.88	3134.88	3134.88
19. Reserve excluding Revaluation Reserves as per balance sheet of previous accounting year	0.00	0.00	0.00	0.00	0.00	13464.14
20.i Earning Per Share (before extraordinary items) (of Rs.10/- each) (not annualised):						
(a) Basic	0.21	0.54	0.01	1.06	0.03	0.01
(b) Diluted	0.21	0.54	0.01	1.06	0.03	0.01
21.ii Earning Per Share (after extraordinary items) (of Rs.10/- each) (not annualised):						
(a) Basic	0.21	0.54	0.01	1.06	0.03	0.01
(b) Diluted	0.21	0.54	0.01	1.06	0.03	0.01
See accompanying note to the Financial Results						

Place : Mumbai
Date : February 12, 2018

For and on behalf of Board of Directors


Lakhmendra Khurana
Chairman and Managing Director



Notes:-

1. The above statement has been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on February 12th, 2018.
2. This statement has been prepared in accordance with the Companies (Indian Accounting standards) Rules, 2015 (Ind AS) prescribed under section 133 of companies Act, 2013 and other recognized accounting practices and policies to the extent applicable. Beginning 1st April 2017, the company has for the first adopted Ind AS with a transition date of 1st April 2016.
3. The results for the quarter ended December 31st, 2016 have been restated to comply with Ind AS to make them comparable with the current period. The figures for previous period have been re-grouped/re-arranged wherever necessary to make them comparable with those of current period.
4. The format for unaudited quarterly results as prescribed in SEBI's circular CIR/CFD/CMD/15/2015 dated November 30, 2015 has been modified to comply with the requirements of SEBI's circular dated July 5 2016, Ind AS and schedule III (Division II) to the companies Act, 2013, which are applicable to companies that are required to comply with Ind AS.
5. In accordance with regulation 33 of the SEBI (Listing obligations and Disclosure Requirements) Regulations, 2015, the standalone financials results of company for the quarter ended December 31st, 2017 has been subjected to the limited review by the statutory auditors.
6. The Ind AS-compliant corresponding figures in the previous year (December 31st, 2016) have not been subjected to review. However, the company's management has exercised necessary due diligence to ensure that such financial results provide a true and fair view of its affairs.
7. Reconciliation of Net profit as previously reported on account of transition from the previous Indian Generally Accepted Accounting Principles (Indian GAAP) to Ind AS for the quarter ended & nine month ended on December 31st, 2016 as follow:



Particulars	Quarter ended December 31st, 2016	Nine months ended December 31st, 2016	Year ended March 31st, 2017
Net Profit or Loss after tax for the period under Indian GAAP	4.02	32.42	26.78
Other opertaing income under as per Ind AS			
Effect of measuring Exchange Difference			
Effect of measuring impairment allowance of trade receivables based on expected credit loss model (ECL)			
Effect of measuring borrowing from bank at fair value			
Actuarial Loss on difined benefit plans	1.14	14.26	15.40
Net Profit after Tax for the period under Ind AS			
Other Comprehensive Income AS Ind AS			
Actuarial Loss on difined benefit plans reclassified from statement of profit and Loss (Net of taxes)			
Change in fare valuation of financial assets		9.20	9.20
Total Comprehensive income for the period	2.88	8.96	2.18

For and on behalf of Board of Directors



Lakhmendra Khurana

Lakhmendra Khurana
Chairman & Managing Director

Place: Mumbai

Date: 12th February, 2018

Standalone Segment wise Reveune, Results and Capital Employed for the Quarter ended December 31,2017

(Rs. In Lacs)

Particulars	3 months ended	3 months ended	3 months ended	9 months ended	9 months ended	12 months ended
	(31/12/2017)	(30/09/2017)	(31/12/2016)	(31/12/2017)	(31/12/2016)	(31/03/2017)
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(audited)
I. Segment Revenue						
(net sale/income from each segment should be disclosed under this head)						
(a) IT Sales	158.98	328.59	57.74	720.66	161.16	190.86
(b) Infra Activity						
(c) Trading activity	702.73	40.61	461.17	1,052.13	2,101.87	2,871.28
	861.71	369.20	518.91	1,772.80	2,263.03	3,062.14
Less: Inter Segment Revenue	-	-	-	-	-	-
Net sales/Income From Operations	861.71	369.20	518.91	1,772.80	2,263.03	3,062.14
2. Segment Results (Profit) + / Loss (-) before tax and interest from Each segment)#						
(a) IT Sales	127.95	287.96	24.73	593.70	63.75	57.50
(b) Infra Activity						
(c) Trading activity	15.03	0.67	20.24	33.08	102.48	137.54
Total	142.98	288.63	44.97	626.79	166.21	195.00
Less: i) Interest**	15.55	15.31	18.11	46.64	57.95	69.61
ii) Other Un-allocable Expenditure net off	28.87	26.01	22.83	85.64	82.78	108.17
Add						
iii) Un-allocable income	1.40	4.32	(0.01)	5.83	6.75	6.59
Total Profit Before Tax	99.96	251.63	4.02	500.33	32.23	23.81
3. Capital Employed (Segment assests - Segment Liabilities)						
(a) IT Sales						
Segment Assets	3,292.06	3,466.74	3,219.66	3,292.06	3,219.66	3,163.16
Segment Liabilities	23.46	28.53	21.97	23.46	21.97	24.32
Capital Employed	3,268.60	3,438.21	3,197.69	3,268.60	3,197.69	3,138.84
(b) Infra Activity						
Segment Assets	9,504.68	9,806.68	11,215.93	9,504.68	11,215.93	9,813.68
Segment Liabilities	-	-	-	-	-	-
Capital Employed	9,504.68	9,806.68	11,215.93	9,504.68	11,215.93	9,813.68
(c) Trading activity						
Segment Assets	485.18	85.71	141.65	485.18	141.65	468.47
Segment Liabilities	424.02	31.62	57.35	424.02	57.35	347.21
Capital Employed	61.16	54.09	84.30	61.16	84.30	121.25
(d) Unallocated						
Segment Assets	4,861.56	4,187.67	2,706.70	4,861.56	2,706.70	4022.88
Segment Liabilities	279.48	211.86	67.99	279.48	67.99	70.54
Capital Employed	4,582.09	3,975.80	2,638.74	4,582.09	2,638.74	3952.34
Total	17,416.52	17,274.78	17,136.63	17,416.52	17,136.63	17,026.11

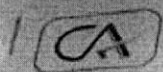
Place : Mumbai

For and on behalf of Board of Directors

Date : February 12, 2018


Lakhmendra Khurana
Chairman and Managing Director





R. SONI & CO.

CHARTERED ACCOUNTANTS

1509, Ghanshyam Enclave, New Link Road, Near Lalji Pada Police Chowki,
Kandivali (West), Mumbai - 400 067.

Limited Review Report

To,
Board of Directors,
EXCEL REALTY N INFRA LIMITED

1. We have reviewed the accompanying statement of unaudited financial results of M/s EXCEL REALTY N INFRA LIMITED (the Company) for the quarter and nine month ended December 31st, 2017 which has been initialed by us for identification purpose except for the disclosures regarding 'Public Shareholding' and 'Promoter and Promoter Group Shareholding' which have been traced from disclosure made by the management and have not been verified by us. This Statement is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to issue a report on the Statement based on our review.

This statement which is the responsibility of the Company's Management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to issue a report on the Statement based on our review.

2. We conducted our review in accordance with the Standard on Review Engagements (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 provides 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 the applicable Accounting Standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirement) Regulation, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.



R. SONI & CO.

CHARTERED ACCOUNTANTS

1509, Ghanshyam Enclave, New Link Road, Near Lalji Pada Police Chowki,
Kandivalli (West), Mumbai - 400 067.

4. The comparative financial information of the Company for the quarter ended 31st December, 2016 prepared in accordance with Ind AS.

For R. Soni & Co.
Chartered Accountants
FRN: 130349W

Chirali



CA. Chirali Mehta
Partner
Membership No.: 141860

Place: Mumbai

Date: 12/02/2018

