

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: 10th November, 2023

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 Board Meeting - Unaudited Financial Results for the quarter and half year ended September 30, 2023.

Ref: Regulation 30 and 33 of SEBI (LODR) Regulations, 2015

We wish to inform you that the Board of Directors at their meeting held today i.e. Friday, November 10, 2023, inter alia considered and approved the Unaudited Standalone and Consolidated Financial Results for the quarter and half year ended September 30, 2023, upon recommendation of the Audit Committee.

Pursuant to Regulation 33 of the SEBI (LODR) Regulations, 2015, we enclose the following;

- Statement showing the Financial Results,
- Statement of Assets and Liabilities,
- Cash Flow Statement,
- Limited Review Report on the Financial Results.

The meeting of the Board of Directors commenced at 04:00 p.m. and concluded at 9.00 p.m.

The above information is also available on the website of the Company: www.bsel.com

Kindly take the above on your record.

Yours Faithfully,

For BSEL Infrastructure Realty Limited

MONIKA
DILIPKUMAR
NATHANI

Digitally signed by MONIKA
DILIPKUMAR NATHANI
Date: 2023.11.10 21:09:21
+05'30'

Monika Nathani

Company Secretary & Compliance Officer

M No. 19222

Encl: a/a

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 STANDALONE FINANCIALS RESULTS FOR THE QUARTER ENDED SEPTEMBER 30, 2023

(Rupees in Lakhs)

Sr. No.	Particulars	3 Months Ended 30-09-2023	3 Months Ended 30-06-2023	Corresponding 3 Months Ended in Previous Year 30-09-2022	6 Months Ended 30-09-2023	Corresponding 6 Months Ended in Previous Year 30-09-2022	Year Ended 31-03-2023
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	Income from Operations						
	a) Revenue from Operations	1,097.74	1,648.36	(11.33)	2,746.10	916.91	3,961.68
	b) Other Income	33.25	34.69	27.82	67.95	57.25	147.24
	Total Income	1,130.99	1,683.05	16.49	2,814.05	974.16	4,108.92
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	8.11	9.06	6.23	17.17	11.45	33.88
	e) Finance cost	-	-	-	-	-	-
	f) Depreciation and amortisation Expense	1.28	1.23	0.91	2.51	1.75	4.02
	g) Conveyance & Transportation	1.55	1.09	0.70	2.64	1.71	4.10
	h) Share Trading Expenses	7.04	9.32	8.61	16.36	14.10	35.09
	i) Other expenditure	24.86	12.92	17.95	37.79	31.59	72.16
	j) Other expenditure	42.84	33.62	34.40	76.47	60.60	149.25
	Total Expenses	1,088.15	1,649.43	(17.91)	2,737.58	913.56	3,959.67
3	Profit/(Loss) before exceptional items and tax (1-2)						
4	Exceptional items						
		1,088.15	1,649.43	(17.91)	2,737.58	913.56	3,959.67
5	Profit/ (Loss) before tax (3-4)						
6	TAX EXPENSES						
	a) Current Year Tax	217.20	369.08	(125.31)	586.29	14.41	65.49
	b) Earlier Year Tax	-	-	-	-	-	-
	c) Deferred Tax	-	-	-	-	-	-
	Total Tax Expenses	217.20	369.08	(125.31)	586.29	14.41	65.49
		870.95	1,280.35	107.40	2,151.29	899.15	3,894.18
7	Profit/ (Loss) for the period (5-6)						
8	Other Comprehensive Income for the period (Not to be considered for EPS)						
9	Total Comprehensive Income for the period (7+8)	870.95	1,280.35	107.40	2,151.29	899.15	3,894.18
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)	1.05	1.55	0.13	2.60	1.09	4.71
	(2) Diluted EPS (not annualised)	1.05	1.55	0.13	2.60	1.09	4.71

Notes:

- The above standalone results for the quarter ended 30th September, 2023 have been reviewed by the Audit Committee, and approved by the Board of Directors at their meeting held on 10th November, 2023. The statutory auditors of the Company have reviewed the above financial results for the quarter ended September 30, 2023.
- The Company has now a major income from Algo Trading Gains and API Sales which is also main source of income of the Company. So as per Accounting policy AS-1 and AS-5, Company management has decided to shift income from Algo Trading Gains and API Sales to Main Revenue Income from Other Income from Financial Year 2023-24. Necessary changes have been made and figures were regrouped accordingly, according to Accounting Policy AS-1 and AS-5.
- 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.
- 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, 2023



For BSEL Infrastructure Realty Limited

Santosh Sambhu Tambe

Santosh Sambhu Tambe
Managing Director
DIN : 09668177



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CIN:L99999MH1995PLC094498

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STATEMENT OF UNAUDITED CONSOLIDATED FINANCIALS RESULTS FOR THE QUARTER ENDED SEPTEMBER 30, 2023

(Rupees in Lakhs)

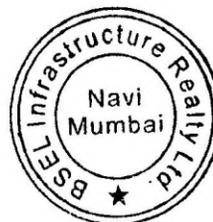
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	Total Income	1,130.99	1,683.05	16.49	2,814.05	974.16	4,108.92
2	EXPENSES						
	a) Cost of materials consumed	-	-	-	-	-	-
	b) Purchase of stock in trade	-	-	-	-	-	-
	c) Changes in inventories of finished goods, Work in progress and Stock-in-Trade	-	-	-	-	-	-
	d) Employee benefit expenses	8.11	9.06	6.23	17.17	14.45	33.88
	e) Finance cost	-	-	-	-	-	-
	f) Depreciation and amortisation Expense	1.28	1.23	0.91	2.51	1.75	4.02
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	Total Expenses	42.84	33.62	34.40	76.47	60.60	149.40
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5	Profit/ (Loss) before tax (3-4)	1,088.15	1,649.43	(17.91)	2,737.58	913.56	3,959.52
6	TAX EXPENSES						
	a) Current Year Tax	217.20	369.08	(125.31)	586.29	14.41	65.49
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	c) Deferred Tax	-	-	-	-	-	-
	Total Tax Expenses	217.20	369.08	(125.31)	586.29	14.41	65.49
7	Profit/ (Loss) for the period (5-6)	870.95	1,280.35	107.40	2,151.29	899.15	3,894.03
	Attributable to:						
	Shareholders of the Company	870.95	1,280.35	107.40	2,151.29	899.15	3,894.03
	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)	870.95	1,280.35	107.40	2,151.29	899.15	3,894.03
	Attributable to:						
	Shareholders of the Company	870.95	1,280.35	107.40	2,151.29	899.15	3,894.03
	Non controlling Interest	-	-	-	-	-	-
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	-	-	-	-	-	35,760.00
12	Earnings per Equity shares						
	(1) Basic EPS (not annualised)	1.05	1.55	0.13	2.60	1.09	4.71
	(2) Diluted EPS (not annualised)	1.05	1.55	0.13	2.60	1.09	4.71

Notes:

- The above consolidated results for the quarter ended 30th September,2023 have been reviewed by the Audit Committee, and approved by the Board of Directors at their meeting held on 10th November, 2023. The statutory auditors of the Company have reviewed the above financial results for the quarter ended September 30, 2023.
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- Previous Year's and previous quarter's figures have been regrouped and rearranged wherever necessary.

Place : Navi Mumbai

Date : November 10, 2023



For BSEL Infrastructure Realty Limited

Santosh Sambhu Tambe

Santosh Sambhu Tambe
Managing Director
DIN : 09668177

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CIN:L99999MH1995PLC094498

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

Unaudited Statement of Standalone Assets and Liabilities as at September 30, 2023

(Rs. In Lakhs)

Particulars	Standalone		Consolidated	
	As At 30.09.2023 (Unaudited)	As At 31.03.2023 (Audited)	As At 30.09.2023 (Unaudited)	As At 31.03.2023 (Audited)
I ASSETS				
A Non-current assets				
Property, Plant and Equipment	125	126	125	126
Capital work-in-progress	-	-	-	-
Investment Property	-	-	-	-
Goodwill	-	-	-	-
Other Intangible assets	-	-	-	-
Financial Assets				
Investments	13,329	11,744	6,541	5,035
Trade receivables	-	-	-	-
Loans	46,578	46,045	16	16
Others financial assets	178	188	179	188
Other non-current assets	-	-	-	-
Total Non current assets	60,210	58,103	6,861	5,365
B Current assets				
Inventories	2,333	2,333	39,782	39,353
Financial Assets				
Investments	-	-	-	-
Trade receivables	2,828	2,548	46,617	45,836
Cash and cash equivalents	63	10	88	36
Bank balances other than (iii) above	-	-	-	-
Loans	24	37	24	37
Others financials assets	-	-	-	-
Current Tax Assets (Net)	-	-	-	-
Other current assets	283	284	284	283
Total Current assets	5,531	5,212	86,795	85,545
Total Assets	65,741	63,315	93,656	90,910
II EQUITY AND LIABILITIES				
A EQUITY				
Equity Share capital	8,262	8,262	8,262	8,262
Other Equity	56,601	55,036	37,101	35,759
Total Equity	64,863	63,298	45,363	44,021
Minority Interest	-	-	-	-
LIABILITIES				
B Non-current liabilities				
Financial Liabilities				
Borrowings	-	-	-	-
Trade payables	-	-	-	-
Other financial liabilities	-	-	-	-
Provisions	-	-	-	-
Deferred tax liabilities (Net)	-	-	-	-
Other non-current liabilities	-	-	-	-
Total Non Current Liabilities	-	-	-	-
C Current liabilities				
Financial Liabilities				
Borrowings	-	-	-	-
Trade payables	9	8	2,658	2,627
Other financial liabilities	381	-	559	176
Other current liabilities	486	7	45,073	44,083
Provisions	2	2	3	3
Current Tax Liabilities (Net)	-	-	-	-
Total current Liabilities	878	17	48,293	46,889
Total Liabilities	65,741	63,315	93,656	90,910

Place : Navi Mumbai

Date : November 10, 2023



For BSEL Infrastructure Realty Ltd.

Santosh Sambhu Tambe

Santosh Sambhu Tambe
Managing Director
DIN : 09668177

BSEL INFRASTRUCTURE REALTY LIMITED

CASH FLOW STATEMENT FOR THE HALF YEAR ENDED 30th SEPTEMBER, 2023

(Rs. In Lakhs)

Particulars	Half Year Ended 30/09/2023	Previous Year 31/03/2023
A. CASH FLOW FROM OPERATING ACTIVITIES		
Net profit before tax & extraordinary items	2,737.58	3,959.67
Adjustments for :		
Extra Ordinary Items	-	-
Depreciation	2.51	4.02
Other Income	(67.95)	(147.24)
Operating profits before working capital changes	2,672.14	3,816.44
Adjustments for :		
Trade Receivable	(279.20)	(134.23)
Deposits (Assets), Loans & Advances & Other Assets	(511.08)	(4,032.76)
Inventories	-	-
Provision for Tax	(586.29)	(65.49)
Provision for Tax of Earlier Years	-	-
Provision for Deferred Tax	-	-
Trade Payable and other liabilities	861.04	(97.04)
Other Income	-	-
Net cash from operating activities	2,156.60	(513.08)
B. CASH FLOW FROM INVESTING ACTIVITIES		
Foreign Currency Translation Reserve	610.52	4,268.94
Sale/(Purchase) of investment	(1,584.63)	(4,152.25)
Fair Value of Investment	(1,196.80)	-
Sale/(Purchase) of fixed assets	(1.26)	(5.96)
Other Income	67.95	147.24
Net cash from investing activities	(2,104.21)	257.98
C. CASH FLOW FROM FINANCING ACTIVITIES		
Net increase/(decrease) in cash & cash equivalent	52.39	(255.10)
Cash & cash equivalent opening balance	10.17	265.27
Cash & cash equivalent closing balance	62.56	10.17

Place : Navi Mumbai

Date : 10.11.2023



for BSEL Infrastructure Realty Limited

Santosh Sambhu Tambe

Managing Director

Din : 09668177

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, 2023. 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 review report of even date to the Company.

Place : Mumbai

Date : 10.11.2023



for Gada Chheda & Co. LLP
Chartered Accountants

CA Ronak Gada

Partner

Membership No.146825

FRN: W100059

BSEL INFRASTRUCTURE REALTY LIMITED

CONSOLIDATED CASH FLOW STATEMENT FOR THE HALF YEAR ENDED 30th SEPTEMBER, 2023

(Rs. In Lakhs)

Particulars	Half Year Ended 30/09/2023	Previous Year 31/03/2023
A. CASH FLOW FROM OPERATING ACTIVITIES		
Net profit before tax & extraordinary items	2,737.58	3,959.52
Adjustments for :		
Extra Ordinary Items	-	-
Depreciation	2.51	4.02
Other Income	(67.95)	(4,108.92)
Operating profits before working capital changes	2,672.14	(145.39)
Adjustments for :		
Trade Receivable	(780.32)	(3,638.18)
Deposits (Assets), Loans & Advances & Other Assets	21.77	(372.26)
Inventories	(428.56)	(2,996.62)
Provision for Tax	(586.29)	(526.81)
Provision for Tax of Earlier Years	-	-
Provision for Deferred Tax	-	-
Trade Payable and other liabilities	1,403.65	4,223.85
Other Income	-	-
Net cash from operating activities	2,302.39	(3,455.41)
B. CASH FLOW FROM INVESTING ACTIVITIES		
Foreign Currency Translation Reserve	387.37	2,708.57
Sale/(Purchase) of investment	(1,506.96)	(3,609.16)
Fair Value of Investment	(1,196.80)	-
Sale/(Purchase) of fixed assets	(1.26)	(5.96)
Other Income	67.95	4,108.92
Net cash from investing activities	(2,249.70)	3,202.38
C. CASH FLOW FROM FINANCING ACTIVITIES		
	-	-
Net increase/(decrease) in cash & cash equivalent	53.00	(253.00)
Cash & cash equivalent opening balance	35.78	288.81
Cash & cash equivalent closing balance	88.78	35.81

Place : Navi Mumbai

Date : 10.11.2023



for BSEL Infrastructure Realty Limited

Santosh Sambhu Tambe

Santosh Sambhu Tambe
Managing Director

Din : 09668177

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, 2023. 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 review report of even date to the Company.

Place : Mumbai

Date : 10.11.2023



for Gada Chheda & Co. LLP
Chartered Accountants

Ronak Gada

CA Ronak Gada
Partner

Membership No.146825
FRN: W100059

Independent Auditor's Limited Review Report on the Unaudited Standalone Financial Results of BSEL Infrastructure Realty Limited for the quarter ended September 30, 2023 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 Standalone financial results of **BSEL INFRASTRUCTURE REALTY LIMITED** for the quarter ended September 30, 2023 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: 10th November, 2023

For GADA CHHEDA & CO. LLP

CHATERED ACCOUNTANTS


CA Ronak Gada

FRN: W100059

Proprietor

Membership No.146825

UDIN : 23146825BGWRGD7214



Independent Auditor's Limited Review Report on the Unaudited Consolidated Financial Results of BSEL Infrastructure Realty Limited for the quarter ended September 30, 2023 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
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Plot No. 2,3 & 4, Sector 19-A, Vashi,
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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, 2023 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: 10th November, 2023

**For GADA CHHEDA & CO. LLP
CHATERED ACCOUNTANTS**




**CA Ronak Gada
FRN: W100059
Proprietor
Membership No.146825
UDIN : 23146825BGWRGE6655**