

# **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**

**Date: 04<sup>th</sup> February, 2023**

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

Dear Sirs,

**Sub: Un-audited Financial Results of the Company for the third quarter and nine months ended December 31, 2022**

In continuation of our letter dated January 24, 2023, we wish to inform you that the Board of Directors of the Company at its Meeting held today i.e. February 4, 2023, has inter-alia approved the Un-audited Financial Results of the Company for the third quarter and nine months ended December 31, 2022.

Pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we enclose herewith the following:

- a) Limited Review Report of the Statutory Auditors on the aforesaid Results.
- b) Un-audited Financial Results of the Company for the third quarter and nine months ended December 31, 2022.

The meeting of the Board of Directors commenced at 3:00 p.m. and concluded at 4:00 p.m.

We request you to take the above on record and disseminate the same on your website.

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 December 31, 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 December 31, 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: 4<sup>th</sup> February, 2023**

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



**CA Ronak P. Gada**  
**Designated Partner**  
**Membership No.146825**  
**UDIN : 23146825BGWQSS4723**

**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 & NINE MONTHS ENDED DECEMBER 31, 2022**

(Rupees in Lakhs)

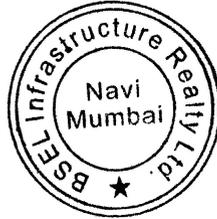
Sr. No.	Particulars	3 Months Ended 31-12-2022	3 Months Ended 30-09-2022	Corresponding 3 Months Ended in Previous Year 31-12-2021	Nine Months Ended 31-12-2022	Corresponding Nine Months Ended 31-12-2021	Year Ended 31-03-2022
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
<b>1</b>	<b>Income from Operations</b>						
	a) Revenue from Operations	-	-	-	-	-	-
	b) Other Income	2,229.42	16.49	215.05	3,203.58	347.52	699.50
	<b>Total Income</b>	<b>2,229.42</b>	<b>16.49</b>	<b>215.05</b>	<b>3,203.58</b>	<b>347.52</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	10.59	6.23	5.92	22.32	15.37	21.31
	e) Finance cost	-	-	-	-	-	-
	f) Depreciation and amortisation Expense	1.09	0.91	0.82	2.84	2.39	3.19
	g) Conveyance & Transportation	1.04	0.70	0.86	2.75	1.88	2.37
	h) Share Trading Expenses	14.81	8.61	11.84	28.91	17.90	33.12
	i) Other expenditure	17.91	17.95	11.73	49.22	36.34	47.56
	<b>Total Expenses</b>	<b>45.44</b>	<b>34.40</b>	<b>31.17</b>	<b>106.04</b>	<b>73.88</b>	<b>107.55</b>
<b>3</b>	<b>Profit/(Loss) before exceptional items and tax (1-2)</b>	<b>2,183.98</b>	<b>(17.91)</b>	<b>183.88</b>	<b>3,097.54</b>	<b>273.64</b>	<b>591.95</b>
<b>4</b>	<b>Exceptional items</b>	-	-	-	-	-	-
<b>5</b>	<b>Profit/ (Loss) before tax (3-4)</b>	<b>2,183.98</b>	<b>(17.91)</b>	<b>183.88</b>	<b>3,097.54</b>	<b>273.64</b>	<b>591.95</b>
<b>6</b>	<b>TAX EXPENSES</b>						
	a) Current Year Tax	512.40	125.31	64.49	526.81	96.31	105.76
	b) Earlier Year Tax	-	-	-	-	-	0.25
	c) Deferred Tax	-	-	-	-	-	-
	<b>Total Tax Expenses</b>	<b>512.40</b>	<b>125.31</b>	<b>64.49</b>	<b>526.81</b>	<b>96.31</b>	<b>106.01</b>
<b>7</b>	<b>Profit/ (Loss) for the period (6-7)</b>	<b>1,671.58</b>	<b>(143.22)</b>	<b>119.39</b>	<b>2,570.73</b>	<b>177.33</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>1,671.58</b>	<b>(143.22)</b>	<b>119.39</b>	<b>2,570.73</b>	<b>177.33</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)	2.02	(0.17)	0.14	3.11	0.21	0.59
	(2) Diluted EPS (not annualised)	2.02	(0.17)	0.14	3.11	0.21	0.59

**Notes:**

- The above standalone results for the quarter ended 31st December, 2022 have been reviewed by the Audit Committee, and approved by the Board of Directors at their meeting held on February 04, 2023. The statutory auditors of the Company have reviewed the above financial results for the quarter and year ended December 31, 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.
- 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 04, 2023



For BSEL Infrastructure Realty Limited

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

**Independent Auditor's Limited Review Report on the Unaudited Consolidated Financial Results of BSEL Infrastructure Realty Limited for the quarter ended December 31, 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 December 31, 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 December 31, 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: 4<sup>th</sup> February, 2023

For GADA CHHEDA & CO. LLP  
CHARTERED ACCOUNTANTS  
FRN: W100059



CA Ronak P. Gada  
Designated Partner  
Membership No.146825  
UDIN : 23146825BGWQST2307

**BSEL INFRASTRUCTURE REALTY LIMITED**  
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(Rupees in Lakhs)

Sr. No.	Particulars	3 Months Ended 31-12-2022	3 Months Ended 30-09-2022	Corresponding 3 Months Ended in Previous Year 31-12-2021	Nine Months Ended 31-12-2022	Corresponding Nine Months Ended 31-12-2021	Year Ended 31-03-2022
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
<b>1</b>	<b>Income from Operations</b>						
	a) Revenue from Operations	-	-	-	-	-	-
	b) Other Income	2,229.42	16.49	215.05	3,203.58	347.52	699.50
	<b>Total Income</b>	<b>2,229.42</b>	<b>16.49</b>	<b>215.05</b>	<b>3,203.58</b>	<b>347.52</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	10.59	6.23	5.92	22.32	15.37	21.31
	e) Finance cost	-	-	-	-	-	-
	f) Depreciation and amortisation Expense	1.09	0.91	0.82	2.84	2.39	3.19
	g) Conveyance & Transportation	1.04	0.70	0.86	2.75	1.88	2.37
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	i) Other expenditure	17.91	17.95	11.73	49.22	36.34	47.71
	<b>Total Expenses</b>	<b>45.44</b>	<b>34.40</b>	<b>31.17</b>	<b>106.04</b>	<b>73.88</b>	<b>107.70</b>
<b>3</b>	<b>Profit/(Loss) before exceptional items and tax (1-2)</b>	<b>2,183.98</b>	<b>(17.91)</b>	<b>183.88</b>	<b>3,097.54</b>	<b>273.64</b>	<b>591.80</b>
<b>4</b>	<b>Exceptional items</b>	-	-	-	-	-	-
<b>5</b>	<b>Profit/ (Loss) before tax (3-4)</b>	<b>2,183.98</b>	<b>(17.91)</b>	<b>183.88</b>	<b>3,097.54</b>	<b>273.64</b>	<b>591.80</b>
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	a) Current Year Tax	512.40	125.31	64.49	526.81	96.31	105.76
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	<b>Attributable to:</b>						
	Shareholders of the Company	1,671.58	(143.22)	119.39	2,570.73	177.33	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>1,671.58</b>	<b>(143.22)</b>	<b>119.39</b>	<b>2,570.73</b>	<b>177.33</b>	<b>485.79</b>
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	Shareholders of the Company	1,671.58	(143.22)	119.39	2,570.73	177.33	485.79
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<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)	2.02	(0.17)	0.14	3.11	0.21	0.59
	(2) Diluted EPS (not annualised)	2.02	(0.17)	0.14	3.11	0.21	0.59

- Notes:**
- The above Consolidated results for the quarter ended 31st December, 2022 have been reviewed by the Audit Committee, and approved by the Board of Directors at their meeting held on February 04, 2023. The statutory auditors of the Company have reviewed the above financial results for the quarter and year ended December 31, 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.
  - 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 Limited

*Santosh Shambhu Tambe*

Santosh Shambhu Tambe  
Managing Director  
DIN : 09668177

Place : Navi Mumbai

Date : February 04, 2023

