



Surana Group

BHAGYANAGAR PROPERTIES LIMITED

Registered office:

5th Floor, Surya Towers, S. P. Road,
Secunderabad-500 003. Telangana, India.

Tel : +91 40 27845119/44665700

Fax : +91-40-27848851

E.mail : surana@surana.com

Website : http://www.surana.com

CIN No.: L70102TG2006PLC050010

BPL/SECT/04/2021-22

Date: 8th June, 2021

The Secretary, National Stock Exchange of India Ltd., Exchange Plaza, C-1, Block G, Bandra Kurla Complex, Bandra (E), Mumbai- 400 051 Scrip Code: BHAGYAPROP	The Secretary, BSE Limited, Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai- 400 001 Scrip Code: 540621
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Dear Sir/Madam,

Sub: Outcome of the Board Meeting – Reg.,

Ref: Our Letter No. BPL/SECT /02/2021-22, dated 31st May, 2021.

With reference to the above cited subject, the Board of Directors of the Company at their Meeting held today i.e., Tuesday, 8th June, 2021, *inter-alia*, has transacted the following items of Agenda:

1. approved and taken on record the Audited Standalone and Consolidated Financial Results of the Company for the fourth quarter and financial year ended on 31st March, 2021, and reports thereon, pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations').
2. Took note of demise of Dr. R N Sreenath, Independent Director of the Company.
3. On recommendations of Nomination and Remuneration Committee, the Board of Directors have appointed Shri N. Krupakar Reddy (DIN: 00006580) as an Additional Director (Independent Director Category) with effect from 08th June, 2021 for a tenure of 5 years, subject to approval of shareholders. We also confirm that Shri N. Krupakar Reddy is not debarred from holding the office of director pursuant to any SEBI order or any such authority.
4. Approved the reconstitution of following Committees:
 - i. Audit Committee
 - ii. Nomination and Remuneration Committee
 - iii. Stakeholders Relationship Committee
5. Approved the dissolution of CSR Committee.

Contd.....2



Vijayram Singh



Surana Group

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Further please find enclosed herewith the following:

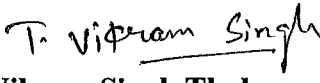
- (i) The Audited Standalone and Consolidated Financial Results of the Company for the fourth quarter and financial year ended on March 31, 2021 ('Financial Results');
- (ii) Audit Report for the Financial Results from our Statutory Auditors, M/s. Luharuka & Associates, Chartered Accountants (Firm Registration No. 01882S), in terms of Regulation 33 of the Listing Regulations;

Pursuant to Regulation 33(3)(d) of Listing Regulations and SEBI Circular No. CIR/CFD/CMD/56/2016, dated May 27, 2016, the Company hereby declares that the Statutory Auditors have issued their Audit Report with an unmodified opinion w.r.t. financial results for the quarter/ financial year ended 31st March, 2021.

Kindly take the same on your records.

Yours faithfully,

For Bhagyanagar Properties Limited


Vikram Singh Thakur
Company Secretary



Encl: As above

BHAGYANAGAR PROPERTIES LIMITED

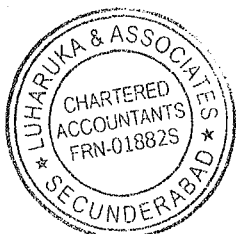
(CIN: U70102TG2006PLC050010)

5th Floor, Surya Towers, Sardar Patel Road, Secunderabad - 500003

**STATEMENT OF AUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED AND YEAR ENDED
31st MARCH, 2021**

(Rs. In Lakhs)

Sl. No.	Particulars	Quarter Ended			Year Ended	
		31.03.2021	31.12.2020	31.03.2020	31.03.2021	31.03.2020
		Audited	Unaudited	Audited	Audited	Audited
1	Revenue:					
	Revenue from operations	1.30	20.51	266.06	201.78	713.28
	Other Income	129.77	0.20	5.81	130.00	220.39
	Total Income	131.08	20.71	271.87	331.79	933.67
2	Expenses					
	Employee benefit expense	16.76	24.56	24.83	64.55	69.28
	Depreciation expense	3.08	3.07	3.30	12.30	12.45
	Finance Cost	12.28	12.45	9.04	71.53	96.39
	Other expenses	48.12	27.58	47.93	102.82	159.20
	Total expenses	80.24	67.67	85.10	251.20	337.32
3	Profit before tax and exceptional items (1-2)	50.84	(46.96)	186.77	80.59	596.35
4	Exceptional Items	-	-	-	-	-
5	Profit before tax (3+4)	50.84	(46.96)	186.77	80.59	596.35
6	Tax expenses					
	(a) Current tax	(5.06)	(7.98)	30.46	-	98.86
	(b) Deferred Tax Assets	(226.09)	-	-	(226.09)	-
	(c) Unutilised MAT Credit forgone	255.71	-	-	255.71	-
	(d) MAT Credit Availed	-	-	(98.86)	-	(98.86)
	(e) Taxes for earlier year reversed	(86.32)	-	-	(86.32)	-
	Total tax expenses	(61.76)	(7.98)	(68.40)	(56.70)	-
7	Profit for the period	112.60	(38.98)	255.17	137.29	596.35
8	Other Comprehensive Income (OCI) (Net of tax)					
	- Items that will not be reclassified in profit or loss	-	-	-	-	-
	- Income tax relating to items that will not be reclassified to profit or loss	-	-	-	-	-
	Total Other Comprehensive income for the period, net of tax	-	-	-	-	-
9	Total Comprehensive income for the period, net of tax	112.60	(38.98)	255.17	137.29	596.35
10	Paid up Equity Share Capital (Face Value of the Share Rs.2/- each)	639.90	639.90	639.90	639.90	639.90
	Face Value per share	2.00	2.00	2.00	2.00	2.00
11	Other Equity				10760.84	10623.55
12	Earnings Per Share(EPS) (Not annualised)					
	- Basic	0.35	-	0.80	0.43	1.86
	- Diluted	0.35	-	0.80	0.43	1.86



For BHAGYANAGAR PROPERTIES LIMITED

[Signature]
Chairman

Notes:

- 1) The above standalone financial results for the quarter and year ended 31st March, 2021 have been audited by the Statutory Auditors of the Company in terms of Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 8th June, 2021. The Statutory Auditors have issued an unqualified review opinion on these results.
- 2) The above financial results are extracted from the Audited Financial Statements, which are prepared in accordance with Indian Accounting Standards ('Ind-AS') as prescribed under section 133 of the Companies Act, 2013 read with relevant rules issued thereunder.
- 3) The Company is engaged in the business of "real estate development" and has only one reportable segment.
- 4) Due to availment of Section 115BAA of Income Tax Act, the Company has forgone MAT credit in respect of tax paid on deemed income uptill AY 2020-21 lying unutilised in the books as on March 31, 2020. However the company has decided to account deferred tax assets on the losses carry forward which has earlier been not accounted as there was no virtual certainty that sufficient future taxable income will be available with which such deferred tax asset will be realized within the stipulated period.
- 5) **Delisting:** The Promoters have given their intention letter dated 9th February, 2021 for acquisition of all the equity shares held by the public shareholders and subsequently voluntarily delist the Company from the Stock Exchanges. Accordingly, the company and promoters have obtained necessary approvals as required under SEBI (Delisting of Equity Shares) Regulations, 2009 ('Delisting Regulations') and other relevant applicable statutes.

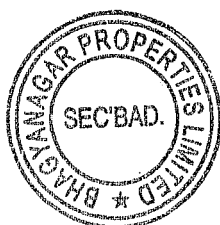
However, the total number of shares tendered by the public shareholders in the delisting offer is less than the minimum number of shares required to be accepted by the acquirers in terms of Regulation 17(1)(a) of the Delisting Regulations. Thus, the delisting offer is failed in terms of Regulation 19(1) of the Delisting Regulations and the equity shares of the company are continued to remain listed on the Stock Exchanges.

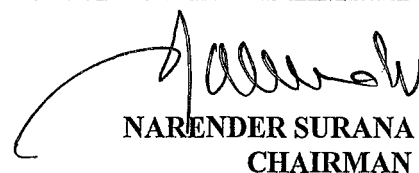
- 6) **Covid-19:** In March 2020, the World Health Organisation declared COVID-19 to be a pandemic. The Company has adopted measures to curb the spread of infection in order to protect the health of its employees and ensure business continuity with minimal disruption.

The Company has taken into account external and internal information for assessing possible impact of COVID-19 on various elements of its financial results, including recoverability of its assets. There is no material impact on these financial results for the quarter and year ended 31st March, 2021 owing to the pandemic.

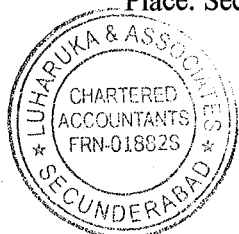
- 7) The figures for the quarters ended 31st March, 2021 and 31st March, 2020 as reported in these financial results, are the balancing figures between audited figures in respect of the full financial years and the published year to date figures up to the end of the third quarter of the respective financial years.
- 8) Figures for the previous year/ periods have been regrouped and reclassified to conform to the classification of the current year/ periods, where necessary.
- 9) The above results are available on our company website www.bhagyanagarproperties.com.

For BHAGYANAGAR PROPERTIES LIMITED




NARENDER SURANA
CHAIRMAN

Date: 08.06.2021
Place: Secunderabad



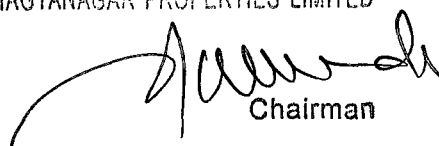
BHAGYANAGAR PROPERTIES LIMITED

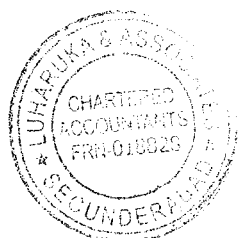
(CIN:- U70102TG2006PLC050010)

STANDALONE - STATEMENT OF ASSETS AND LIABILITIES*(Rs in Lakhs)*

Particulars	As at 31st March 2021 (Audited)	As at 31st March 2020 (Audited)
ASSETS		
Non-current assets		
(a) Property, plant and equipment	4,065.80	4,150.35
(b) Financial Assets		
- Investments	360.50	360.50
- Loans	7,426.81	8,104.88
Sub - Total Non Current Assets	11,853.11	12,615.73
Current assets		
(a) Financial assets		
- Trade receivables	30.52	51.60
- Cash and cash equivalents	82.02	9.52
(c) Current Tax Assets (net)	312.22	250.39
(d) Other current assets	56.92	28.10
Sub - Total Current Assets	481.67	339.60
TOTAL ASSETS	12,334.78	12,955.34
EQUITY AND LIABILITIES		
Equity		
(a) Equity share capital	639.90	639.90
(b) Other Equity	10,760.84	10,623.55
Sub Total Equity	11,400.74	11,263.45
LIABILITIES		
Non-current liabilities		
(a) Financial Liabilities		
- Borrowings	-	985.91
Sub - Total Non Current Liabilities	-	985.91
Current liabilities		
(a) Financial liabilities		
- Other financial liabilities	22.60	19.19
- Trade Payables	-	27.84
(b) Other current liabilities	911.44	658.94
Sub - Total Current Liabilities	934.04	705.97
TOTAL EQUITY AND LIABILITIES	12,334.78	12,955.34

For BHAGYANAGAR PROPERTIES LIMITED



Chairman


BHAGYANAGAR PROPERTIES LIMITED

(CIN:- U70102TG2006PLC050010)

STANDALONE CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2021

(Rs in Lakhs)

Particulars	31.03.2021	31.03.2020
CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit (Loss) before Tax and Exceptional Items	80.59	596.35
Adjustments for Non-Operating Activities:		
Profit on sale of assets	(140.16)	-
Profit on sale of Investments	(59.76)	-
Sundry Balances written back	(0.23)	-
Depreciation	12.30	12.45
Interest Received	(68.43) (256.28)	(75.70) (63.25)
Operating Profit before Working Capital Changes	(175.69)	533.10
Movement in Working Capital		
(Increase) / Decrease in trade receivables	21.31	(37.84)
(Increase) / Decrease in other current assets	(28.82)	(4.65)
Increase / (Decrease) in other current financial liabilities	3.41	(76.53)
Increase / (Decrease) in trade payables	(27.84)	27.84
Increase / (Decrease) in other non current financial liabilities	-	(67.29)
Increase / (Decrease) in other current liabilities	252.49 220.56	262.95 104.49
Cash Generation From Operations	44.88	637.58
Direct Taxes (Net)	5.13	105.14
Net Cash from Operating Activities (A)	39.74	532.45
CASH FLOW FROM INVESTMENT ACTIVITIES		
Purchase of Investment	(645.37)	-
Sale of Investments	705.13	960.00
Sale of fixed assets	212.41	778.80
Interest received	68.43	75.70
Net Cash from / (Used in) Investing Activities (B)	340.60	1,814.50
CASH FLOW FROM FINANCING ACTIVITIES		
Proceed/ (Repayment) of borrowings	(985.91)	945.70
Loans given to Body Corporate	1,381.76	(4,932.09)
Loans given to Subsidiary Companies	(703.70)	1,153.31
Net Cash (used in) /from Financing Activities (C)	(307.85)	(2,833.08)
Net Increase / (Decrease) in cash and Cash Equivalents (A+B+C)	72.50	(486.14)
Cash and Cash Equivalents at the beginning of the period	9.52	495.66
Cash and Cash Equivalents at the end of the period	82.02	9.52
Change in Cash and Cash Equivalents	72.50	(486.14)



For BHAGYANAGAR PROPERTIES LIMITED

[Signature]
Chairman



Independent Auditor's Report

To
Board of Directors of
Bhagyanagar Properties Limited

Report on the Audit of Standalone Annual Financial Results

Opinion:

We have audited the Standalone Financial Results for the quarter and year ended March 31, 2021, ("the statement") of **Bhagyanagar Properties Limited ("the company")**, being submitted by the company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us, the statement:

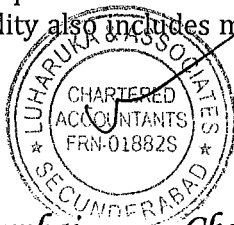
- (i) is presented in accordance with the requirements of the regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations"),
- (ii) gives a true and fair view in conformity with the applicable Indian accounting standards and other accounting principles generally accepted in India of the net profit, other comprehensive income and other financial information of the company for the quarter and year ended March 31, 2021.

Basis for Opinion:

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act 2013, as amended ("the Act"). Our responsibilities under those Standards are further described in the "Auditors' Responsibilities for the Audit of Standalone Financial Results" section of our report. We are independent of the Company in accordance with the Code of Ethics issued by The Institute of Chartered Accountant of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our opinion.

Management's Responsibility for the Financial Statements:

The Statement has been prepared on the basis of Standalone annual financial statement. The Company's Board of Directors are responsible for the preparation and presentation of the statement that give a true and fair view of the net profit and other comprehensive income and other financial information of the Company in accordance with the applicable accounting standards prescribed under Section 133 of the Act with relevant Rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulations 33 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records



in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Statement, the Board of Directors of the entities are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

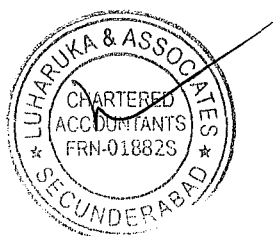
The Board of Directors are responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Standalone Annual Financial Results:

Our objectives are to obtain reasonable assurance about whether the Statement as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Statement.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and to obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the appropriateness of this assumption. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.



- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in Standalone Financial Statements that, individually or in aggregate, makes it probable that the economic decisions of reasonably knowledgeable user of Standalone Financial Results may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in Standalone Financial Statements.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

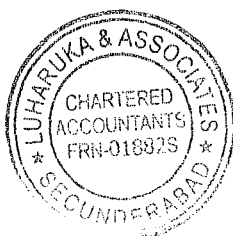
We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Other Matters:

The Statement includes the results for the quarter ended March 31, 2021 being the balancing figures between audited figures in respect of the full financial year ending March 31, 2021 and published unaudited year to date figures up to the third quarter of the current financial year, which were subject to limited review by us, as required under listing regulations.

Our opinion is not modified in respect of these other matters.

Place: Secunderabad
Dated: 8th June, 2021



For Luharuka & Associates
Chartered Accountants
Firm Registration Number: 01882S

A handwritten signature in black ink, appearing to be "Rameshchand Jain".

(Rameshchand Jain)
Partner

Membership No. 023019

UDIN: 21023019 AAAAGK4863

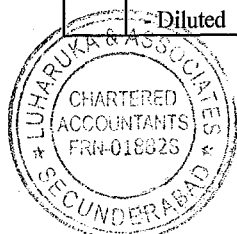
BHAGYANAGAR PROPERTIES LIMITED

(CIN:- U70102TG2006PLC050010)

STATEMENT OF AUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED AND YEAR ENDED 31st MARCH, 2021

(Rs in Lakhs)

Sl. No.	Particulars	Quarter Ended			Year Ended	
		31.03.2021	31.12.2020	31.03.2020	31.03.2021	31.03.2020
		Audited	Unaudited	Audited	Audited	
1	Revenue:					
	(a) Revenue from operations	150.96	134.48	339.86	638.84	1,431.48
	(b) Other Income	129.99	0.20	5.81	130.22	220.39
	Total Income	280.94	134.68	345.67	769.05	1,651.87
2	Expenses					
	Employee benefit expense	16.83	24.55	24.53	69.11	69.28
	Depreciation expense	4.68	4.68	4.96	18.72	17.25
	Finance Cost	65.67	29.31	33.32	191.33	180.69
	Other expenses	125.07	73.57	118.84	310.96	344.85
	Total expenses	212.26	132.11	181.65	590.12	612.06
3	Profit before tax and exceptional items (1-2)	68.69	2.57	164.02	178.94	1,039.81
4	Exceptional Items	-	-	-	-	-
5	Profit before tax (3+4)	68.69	2.57	164.02	178.94	1,039.81
6	Tax expenses					
	(a) Current tax	7.76	(2.73)	10.28	23.34	171.59
	(b) Deferred Tax Assets	(226.09)	-	-	(226.09)	-
	(c) Unutilised MAT Credit forgone	255.71	-	-	255.71	-
	(d) MAT Credit Availed	-	-	(102.05)	-	(102.05)
	(e) Taxes for earlier year reversed	(86.32)	-	-	(86.32)	-
	Total tax expenses	(48.95)	(2.73)	(91.77)	(33.37)	69.53
7	Profit for the period	117.63	5.30	255.80	212.30	970.27
8	Other Comprehensive Income (OCI) (Net of tax)					
	- Items that will not be reclassified in profit or loss	-	-	-	-	-
	- Income tax relating to items that will not be reclassified to profit or loss	-	-	-	-	-
	Total Other Comprehensive income for the period, net of tax	-	-	-	-	-
9	Total Comprehensive income for the period, net of tax	117.63	5.30	255.80	212.30	970.27
10	Profit / (Loss) attributable to					
	Owners of the company	115.65	(4.57)	258.85	194.26	963.27
	Non-Controlling Interest	2.01	9.87	(3.04)	18.05	7.00
11	Other Comprehensive Income attributable to					
	Owners of the company	-	-	-	-	-
	Non-Controlling Interest	-	-	-	-	-
12	Total Comprehensive Income attributable to					
	Owners of the company	115.65	(4.57)	258.85	194.26	963.27
	Non-Controlling Interest	2.01	9.87	(3.04)	18.05	7.00
13	Paid up Equity Share Capital	639.90	639.90	639.90	639.90	639.90
	(Face Value of the Share Rs.2/- each)					
14	Other Equity				11,185.40	10,991.14
15	Earnings Per Share(EPS) (Not annualised)					
	- Basic	0.37	0.02	0.80	0.66	3.03
	- Diluted	0.37	0.02	0.80	0.66	3.03



For BHAGYANAGAR PROPERTIES LIMITED


 Chairman

Notes:

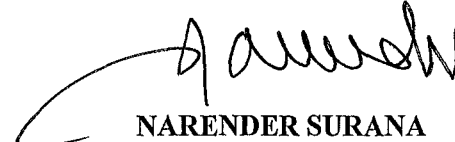
- 1) The above consolidated financial results for the quarter and year ended 31st March, 2021 have been audited by the Statutory Auditors of the Company in terms of Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 8th June, 2021. The Statutory Auditors have issued an unqualified review opinion on these results.
- 2) The above financial results are extracted from the Audited Financial Statements, which are prepared in accordance with Indian Accounting Standards ('Ind-AS') as prescribed under section 133 of the Companies Act, 2013 read with relevant rules issued thereunder.
- 3) The Company is engaged in the business of "real estate development" and has only one reportable segment.
- 4) Due to availment of Section 115BAA of Income Tax Act, the Company has forgone MAT credit in respect of tax paid on deemed income uptill AY 2020-21 lying unutilised in the books as on March 31, 2020. However the company has decided to account deferred tax assets on the losses carry forward which has earlier been not accounted as there was no virtual certainty that sufficient future taxable income will be available with which such deferred tax asset will be realized within the stipulated period.
- 5) **Covid-19:** In March 2020, the World Health Organisation declared COVID-19 to be a pandemic. The Company has adopted measures to curb the spread of infection in order to protect the health of its employees and ensure business continuity with minimal disruption.

The Company has taken into account external and internal information for assessing possible impact of COVID-19 on various elements of its financial results, including recoverability of its assets. There is no material impact on these financial results for the quarter and year ended 31st March, 2021 owing to the pandemic.

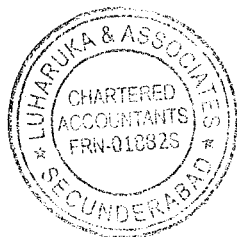
- 6) The figures for the quarters ended 31st March, 2021 and 31st March, 2020 as reported in these financial results, are the balancing figures between audited figures in respect of the full financial years and the published year to date figures up to the end of the third quarter of the respective financial years.
- 7) Figures for the previous year/ periods have been regrouped and reclassified to conform to the classification of the current year/ periods, where necessary.
- 8) The above results are available on our company website www.bhagyanagarproperties.com.

For BHAGYANAGAR PROPERTIES LIMITED




NARENDER SURANA
CHAIRMAN

Date: 08.06.2021
Place: Secunderabad

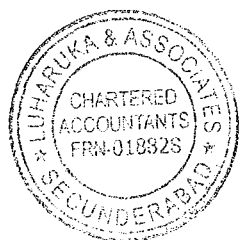


BHAGYANAGAR PROPERTIES LIMITED

(CIN: U70102TG2006PLC050010)

CONSOLIDATED STATEMENT OF ASSETS AND LIABILITIES*(Rs in Lakhs)*

Statement of Assets & Liabilities	As At March 31, 2021 (Audited)	As At March 31, 2020 (Audited)
ASSETS		
Non-current assets		
(a) Property, plant and equipment	8,977.23	7,955.21
(b) Financial Assets		
- Loans and Advances	4,370.67	5,750.43
Sub - Total Non Current Assets	13,347.90	13,705.64
Current assets		
(a) Financial assets		
- Trade receivables	47.20	59.29
- Cash and cash equivalents	93.68	16.57
(b) Current Tax Assets (net)	342.83	277.46
(c) Other current assets	81.74	341.04
Sub - Total Current Assets	565.46	694.36
TOTAL ASSETS	13,913.36	14,400.00
EQUITY AND LIABILITIES		
Equity		
(a) Equity share capital	639.90	639.90
(b) Other Equity	11,185.40	10,991.14
Equity attributable to the owners of the Company	11,825.30	11,631.04
(c) Non-Controlling Interests	116.42	98.38
Sub Total Equity	11,941.72	11,729.42
LIABILITIES		
Non-current liabilities		
(a) Financial Liabilities		
- Borrowings	555.30	1,797.37
- Other financial liabilities	316.68	137.60
Sub - Total Non Current Liabilities	871.99	1,934.97
Current liabilities		
(a) Financial liabilities		
- Other financial liabilities	98.11	66.24
- Trade Payables	20.00	47.84
(b) Current Tax Liabilities (net)	3.03	8.35
(c) Other current liabilities	978.51	613.18
Sub - Total Current Liabilities	1,099.65	735.61
TOTAL EQUITY AND LIABILITIES	13,913.36	14,400.00



For BHAGYANAGAR PROPERTIES LIMITED

Chairman

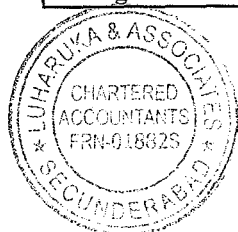
BHAGYANAGAR PROPERTIES LIMITED

(CIN: U70102TG2006PLC050010)

CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2021

(Rs in Lakhs)

Particulars	Year ended March 31, 2021	Year ended March 31, 2020
CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit (Loss) before Tax and Exceptional Items	178.94	1,038.47
Adjustments for Non-Operating Activities:		
Profit on sale of assets	(140.16)	-
Profit on sale of Investments	(59.76)	-
Sundry Balances written back	(0.23)	-
Profit on divestment of subsidiary	-	18.59
Depreciation	18.72	(13.10)
(Profit)/Loss on sale of asset	-	-
Interest Received	(68.60)	(75.70)
	(250.03)	(70.21)
Operating Profit before Working Capital Changes	(71.09)	968.26
Movement in Working Capital		
(Increase) / Decrease in trade receivables	12.32	(17.39)
(Increase) / Decrease in other current assets	387.08	(313.16)
Increase / (Decrease) in other current financial liabilities	31.87	(14.57)
Increase / (Decrease) in other non current financial liabilities	129.92	(49.33)
Increase / (Decrease) in other current liabilities	286.72	255.09
(Increase) / Decrease in long term loans and advances	(2.01)	-
Increase / (Decrease) in trade payables	(27.84)	36.57
	818.06	(102.79)
Cash Generation From Operations	746.97	865.46
Direct Taxes (Net)	37.32	193.99
Net Cash from Operating Activities (A)	709.64	671.48
CASH FLOW FROM INVESTMENT ACTIVITIES		
(Investment)/Divestment in Subsidiaries	-	960.00
Purchase of Investment	(645.37)	-
Sale of Investments	705.13	-
Purchase of fixed assets	(1,113.00)	(303.90)
Sale of fixed assets	212.41	1,842.08
Interest received	68.60	75.70
Net Cash (used in)/from Investing Activities (B)	(772.23)	2,573.88
CASH FLOW FROM FINANCING ACTIVITIES		
Proceed from borrowings (net of re-payments)	(1,242.06)	1,199.99
Loans given to Body Corporate	1,381.76	(4,935.79)
Net Cash (used in)/from Financing Activities (C)	139.70	(3,735.80)
Net Increase / (Decrease) in cash and Cash Equivalents (A+B+C)	77.12	(490.44)
Cash and Cash Equivalents at the beginning of the year	16.57	507.01
Cash and Cash Equivalents at the end of the year	93.68	16.57
Change in Cash and Cash Equivalents	77.12	(490.44)



For BHAGYANAGAR PROPERTIES LIMITED

[Signature]
Chairman



5-4-187/3&4, 2nd Floor, Soham Mansion, M. G. Road, Ranigunj, Secunderabad - 500 003.

☎ : 040-2754 2635, 2754 1015 E-mail : luharukaca@gmail.com

Independent Auditor's Report

To
Board of Directors of
Bhagyanagar Properties Limited

Report on the Audit of Consolidated Annual Financial Results

Opinion:

We have audited the Consolidated Financial Results for the quarter and year ended March 31, 2021, ("the statement") of **Bhagyanagar Properties Limited ("Holding company")**, and its two subsidiaries (collectively referred to as "the Company" or "the Group"), being submitted by the company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us, The Statement

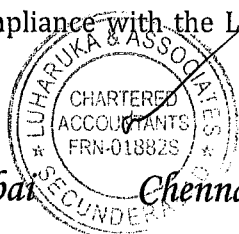
- (i) Includes the results of the following entities:
 - (a) Scientia Infocom India Private Limited; and
 - (b) Metropolitan Ventures India Limited
- (ii) Is presented in accordance with the requirements of the Listing Regulations in this regard; and
- (iii) Gives a true and fair view in conformity with the applicable Indian Accounting Standards and other accounting principles generally accepted in India, of the consolidated net profit, other comprehensive income and other financial information of the Group for the quarter and year ended March 31, 2021.

Basis for Opinion:

We conducted our audit in accordance with the Standards Auditing (SAs) specified under section 143(10) of the Companies Act 2013, as amended ("the Act"). Our responsibilities under those Standards are further described in the "Auditors' Responsibilities for the Audit of the Consolidated Financial Results" section of our report. We are independent of the Group in accordance with the 'Code of Ethics' issued by The Institute of Chartered Accountant of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our opinion.

Management's Responsibility for the Consolidated Annual Financial Results:

The Statement has been prepared on the basis of consolidated annual financial statements. The Holding Company's Board of Directors are responsible for the preparation and presentation of the Statement that give a true and fair view of the net profit and other comprehensive income and other financial information of the Group in accordance with the applicable accounting standards prescribed under Section 133 of the Act with relevant Rules issued thereunder and other accounting principles generally accepted in India and in compliance with the Listing Regulations. This responsibility also



includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Group and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error which has been used for the purpose of preparation of the Statement by the Directors of the Holding Company, as aforesaid.

In preparing the Statement, the respective Board of Directors of the companies included in the Group are responsible for assessing the ability of the Group to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the respective Board of Directors either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

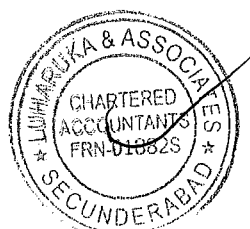
The respective Board of Directors of the companies included in the Group are responsible for overseeing the financial reporting process of the Group.

Auditor's Responsibilities for the Audit of the Consolidated Annual Financial Results:

Our objectives are to obtain reasonable assurance about whether the Statement as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Statement.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and to obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the appropriateness of this assumption. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up



to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represent the underlying transactions and events in a manner that achieves fair presentation.
- Perform procedures in accordance with circular issued by the SEBI under regulation 33(8) of the Listing Regulations to the extent applicable.
- Obtain sufficient appropriate audit evidence regarding the financial results of the entities within the Group to express an opinion on the consolidated annual financial results. We are responsible for the direction, supervision and performance of the audit of financial information of such entities included in the consolidated financial results of which we are the independent auditors.

Materiality is the magnitude of misstatements in annual consolidated Financial Statements that, individually or in aggregate, makes it probable that the economic decisions of reasonably knowledgeable user of Annual consolidated Financial Results may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in Annual Consolidated Financial Statements.

We communicate with those charged with governance of the Holding Company and such other entities included in the consolidated annual financial results of which we are the independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

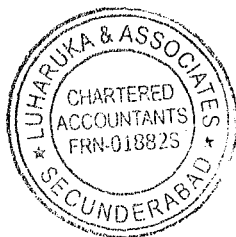
We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

We also performed procedures in accordance with the circular No CIR/CFD/CMDI/44/2019 issued by the SEBI under Regulation 33(8) of the Listing Regulations, as amended, to the extent applicable.

Other Matters:

The consolidated annual financial results include the results for the quarter ended March 31, 2021 being the balancing figure between the audited figures in respect of the full financial year and the published unaudited year to date figures up to the third quarter of the current financial year which were subject to limited review by us.

Our report is not modified in respect of these other matters.



Place: Secunderabad
Dated: 8th June, 2021

For Luharuka & Associates
Chartered Accountants
Firm Registration Number: 01882S

A handwritten signature in black ink, appearing to be "Rameshchand Jain".

(Rameshchand Jain)
Partner

Membership No. 023019

UDIN: 21023019AAAAGN6133