



Brahmaputra Infrastructure Ltd.

Registered Office: Brahmaputra House, A-7, Mahipalpur (NH 8-Mahipalpur Crossing), New Delhi-110037

Phones: 91-11-42290200 (50 Lines) Fax: 91-11-41687880, 26787068

E-mail: delhi@brahmaputragroup.com web: www.brahmaputragroup.com

CIN:L55204DL1998PLC095933

Scrip Code: 535693

Dated: 08.12.2023

To,

The Bombay Stock Exchange Limited
Phiroze Jeejeebhoy Tower,
1st Floor Dalal Street,
Mumbai – 400001

Subject: Outcome of Board Meeting of Brahmaputra Infrastructure Limited ("the Company") held on 08th December, 2023 and Submission of Un-Audited Financial Results for the half year ended 30th September, 2023 pursuant to Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

With reference to above, we hereby submit / inform that:

1. The Board of Directors of the Company at its meeting held on 08th December, 2023 which commenced at 04:00 P.M and concluded at 08:00 P.M has approved and taken on record the Un-Audited Financial Results (Standalone and Consolidated) of the Company for the half year ended 30th September, 2023.
2. The said Un-Audited Financial Results prepared in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, together with the report of Statutory Auditors thereon are enclosed herewith.
3. Re-appointment of Mr. Raktim Acharjee as a Whole Time Director of the company for the period of 5 years.
4. Re-appointment of Mr. Sanjeev Kumar Prithani as a Joint Managing Director of the company for the period of 5 years.

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5. Re-appointment of Mr. N.N. Batabyal as an Independent Director of the company for the period of 5 years.
6. Re-appointment of Mrs. Anju Kumari as an Independent Director of the company for the period of 5 years.
7. Re-appointment of Mr. Sachin Kumar Shrivastav as Scrutinizer of the company for the ensuing Annual General Meeting.
8. Affix the Date for AGM upcoming AGM will be held on 30th December 2023 at 02.00 PM at registered office of the company through E- Mode.
9. Cut-off Date for AGM is 23rd December, Book Closure dates are 24th December 2023 to 30th December 2023.
10. Voting Lines will be open for voting from 27th December 2023 at 09.00 am to 29th December 2023 05.00 PM.
11. Approve the related party transactions of the company till 10th February 2024.
12. Review the 02nd Quarter related party transactions of the company.
13. Adopt and review all the resolutions those are passed through circulation between last and current board meeting.

Please acknowledge the receipt.

**For and on the Behalf of the company
Brahmaputra Infrastructure Limited**

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**Vivek Malhotra
GM (Finance) & Company Secretary**



GOYAL NAGPAL & CO
CHARTERED ACCOUNTANTS
OFFICE : A-2, 161-162, 2nd Floor, Sector 8, Rohini
New Delhi-110085
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Independent Auditor's Review Report on Standalone Unaudited Quarterly and Year to date Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

Review Report to,
The Board of Directors of
Brahmaputra Infrastructure Limited,

1. We were engaged to review the accompanying statement of standalone unaudited financial results of Brahmaputra Infrastructure Limited ('the Company') for the quarter and year to date ended September 30, 2023 ('the Statement') attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 and of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended.
2. The Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement Principles laid down in Indian accounting standard 34, Interim Financial Reporting (Ind AS 34, prescribed under Section 133 of the Companies Act, 2013 ("the Act"), and other accounting Principles generally accepted in India and is in compliance with the presentation and disclosure requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), including relevant circulars issued by the SEBI from time to time. 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 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 provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
4. We draw attention to Note no 11 to the accompanying Statement, During the quarter ending Long Term and Short Term Borrowings from "Lenders" were successfully restructured with cut off date as on 01st September 2021 under " Debt Restructuring Mechanism" vide letter of approval dt. 07th August 2023. Participating banks Axis Bank, Indian Bank, Indian Overseas Bank, Punjab National Bank and Union Bank of India. As per the restructuring scheme total debt amounting to Rs. 482.22 crore has been bifurcated into two portions, as follows :

Cash Credit	Term Loan	Bank Guarantee
Rs.116.06 crore	Rs. 53.48 crore	Rs. 105.46 Crore



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and in lieu of Unsustainable debt company has been asked to issued Optionally Convertible Cumulative Preference Shares amounting to Rs. 207.22 crore. Out of which Company has issued Rs. 191.66 crore (5,69,89,216. Optionally Convertible Cumulative Preference Shares issued at an Issue price Rs. 33.63 each fully paid up). There is modification of terms not resulting in extinguishment; the difference amount of Rs 57.62 crore has been recognized under the head non-current assets as Deferred amortized Assets which will be amortized by the company over the 11 years as per the restructuring scheme.

5. We draw attention to note No. 10 to the accompanying Statement, regarding uncertainties relating to recoverability of Retention/withheld by clients Receivables and arbitration and other claim receivables amounting to ₹ 4.59 Crore and Rs. 164.89 Crore respectively as at 30 September 2023, which represent various claims raised in the earlier years in respect of projects substantially closed and where the claims are currently under negotiations / discussions / arbitration / litigation. Based on legal opinion / past experience with respect to such claims, management is of the view that the aforementioned majority of the balances are fully recoverable.

Our report is not modified on above matters.

6. We draw attention to note No. 12 to the accompanying Statement The company is required to take Impact of 15 Joint Operations for the financial year 2022-23 as well as for the quarter ended 30th September, 2023 as per accounting principles laid under Ind AS 111 "Joint Arrangement". However till reporting date as at 30th September, 2023, the company has not taken Impact of these operations in the financial statements.

Our Conclusion on the Statement is not modified in respect of the above matters.

7. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in Ind AS 34, prescribed under section 133 of the Act, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), including the manner in which it is to be disclosed, or that it contains any material misstatement.

For GOYAL NAGPAL & CO,
Chartered Accountants,
FRN – 018289C

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(CA Virender Nagpal)

Partner

Membership No. – 416004

UDIN: **23416004BGUPBS1368**

Date: December 08, 2023

Place: Delhi



(Rs. In Crores)

UN- AUDITED STANDALONE BALANCE SHEET AS AT 30TH SEPTEMBER 2023

Particulars		Rupees 30-09-2023	Rupees 31-03-2023
I. ASSETS			
1. Non - current assets			
(a) Property, Plant and Equipment		20.84	20.67
(b) Investment Property		55.25	55.73
(c) Capital Work in Progress		-	-
(d) Intangible assets		0.07	0.07
(e) Financial assets			
(i) Investment in subsidiaries, associates & Joint Ventures/ Operations		12.96	21.85
(ii) Trade Recievable		34.05	15.88
(iii) Loans		1.69	1.32
(iv) Other financial assets		20.09	15.28
(f) Deferred tax assets (net)		3.78	4.02
(g) Other non - current assets		260.02	109.43
		408.76	244.25
2. Current assets			
(a) Inventories		174.77	178.35
(b) Financial assets			
(i) Trade receivables		17.03	43.49
(ii) Cash and cash equivalents		20.53	11.66
(iii) Other financial assets		11.09	23.17
(c) Other current assets		25.37	62.99
(d) Contract assets (Unbilled Revenue)		34.83	32.68
		283.62	352.34
TOTAL ASSETS		692.38	596.59
II. EQUITY AND LIABILITIES			
1 Equity			
(a) Equity Share capital		29.02	29.02
(b) Other equity		133.89	126.48
		162.91	155.50
2. Liabilities			
Non current liabilities			
(a) Financial liabilities			
(i) Borrowings		69.39	35.81
(ii) Other financial liability		112.57	31.40
(b) Provisions		1.13	1.03

	(c)	Other non current liabilities	133.53	9.68
	(d)	Trade Payables	34.40	34.66
			351.02	112.58
3.		Current liabilities		
	(a)	Financial liabilities		
		(i) Borrowings	116.06	179.96
		(ii) Trade payables	10.46	14.36
		(iii) Other financial liabilities	42.79	123.38
	(b)	Other current liabilities	9.07	10.74
	(c)	Provisions	0.07	0.07
			178.46	328.50
		Total Equity and Liabilities	692.38	596.59

For Brahmaputra Infrastructure Limited

Place : New Delhi
Date : 08.12.2023

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Raktim Acharjee
Whole Time Director
Din : 06722166



Brahmaputra Infrastructure Limited

Regd. Off.: Brahmaputra House, A-7, Mahipalpur (NH-8 Crossing), New Delhi-110 037

CIN : L55204DL1998PLC095933

Un-Audited Standalone Financial Results for the Half Year Ended September 30, 2023

(Rs. In Crores Except EPS)

S. No.	Particulars	Quarter ended			Six Month Ended		Year ended
		30-Sep-23	30-Jun-23	30-Sep-22	30-Sep-23	30-Sep-22	31-Mar-23
		Reviewed	Reviewed	Reviewed	Reviewed	Reviewed	Audited
1	Income From Operations						
	a) Net Sales / Income from Operations	60.24	53.42	38.77	113.66	80.29	178.58
	b) Other Operating Income	0.37	0.19	0.11	0.56	0.18	0.47
	Total Income from operations (net)	60.61	53.61	38.88	114.22	80.48	179.04
2	Expenses						
	(a) Cost of materials consumed & Construction expenses	38.96	27.87	20.70	66.82	36.71	90.93
	b) Changes in inventories of finished goods and work-in-progress	(8.40)	10.77	6.06	2.37	23.98	35.17
	c) Employee benefits expense	0.93	0.96	0.95	1.89	1.87	3.76
	d) Finance costs	6.15	4.06	3.82	10.21	6.77	23.06
	e) Depreciation and amortisation expense	0.45	0.46	0.56	0.91	1.17	2.23
	f) Other expenses	18.40	5.35	2.65	23.75	3.40	12.33
	Total Expenses	56.48	49.46	34.74	105.94	73.90	167.48
3	Profit/(loss) before exceptional items and tax	4.12	4.15	4.13	8.28	6.58	11.56
4	Exceptional items	-	-	0.04	-	0.14	0.09
5	Profit/(loss) before share profit of equity accounted investee and tax	4.12	4.15		8.28	6.44	11.47
6	Share of net profit of associates accounted for using the equity method & Extraordinary items						
7	Profit/ loss before tax	4.12	4.15	4.09	8.28	6.44	11.47
8	Tax Expenses	0.29	0.58	1.56	0.87	1.23	0.61
	Current Tax	0.29	0.34	0.61	0.63	0.88	1.02

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	Deferred Tax Charge/(Credit)	-	0.24	1.27	0.24	0.66	(0.41)
	Income tax relating to earlier years	-		(0.31)		(0.31)	(0.31)
9	Profit/(loss) for the year	3.83	3.57	2.53	7.40	5.21	10.87
10	Other Comprehensive Income (net of tax)						
	(i) Items that will not be reclassified subsequently to Profit or Loss	0.00	0.00	0.00	0.00	(0.00)	0.04
	(ii) Items that will be reclassified subsequently to Profit or Loss						
11	Total Comprehensive Income for the year	3.83	3.57	2.53	7.40	5.21	10.90
12	Paid- up Equity share capital	29.02	29.02	29.01	29.02	29.01	29.02
	(Face value of Rs.10/- each)						
13	Reserves excluding Revaluation Reserve as per Balance sheet of previous accounting year				133.89	120.79	126.48
14	Earnings per share (Before & after extraordinary items)	1.32	1.23	0.87	2.55	1.80	3.76

For Brahmaputra Infrastructure Limited

Place : New Delhi

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Raktim Acharjee
Whole Time Director
Din : 06722166



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CIN : L55204DL1998PLC095933

Un- Audited Standalone Segment Reporting for the Half Year Ended September 30, 2023

(Rs. In Crores)

S. No.	Particulars	Quarter ended			Six Month Ended		Year ended
		30-Sep-23	30-Jun-23	30-Sep-22	30-Sep-23	30-Sep-22	31-Mar-23
		Reviewed	Reviewed	Reviewed	Reviewed	Reviewed	Audited
(i)	Segment Revenue:						
a)	EPC Divison	53.90	50.02	34.86	103.92	73.47	164.24
b)	Real Estate Division & Other income	6.71	3.60	4.01	10.30	7.01	14.79
	Total	60.61	53.61	38.87	114.22	80.48	179.04
(ii)	Segment Results						
	Profit/(Loss) before tax after exceptional items						
a)	EPC Divison	0.82	2.25	1.11	3.07	0.99	6.56
b)	Real Estate Division	3.30	1.91	2.98	5.21	5.44	4.91
	Total	4.12	4.15	4.09	8.28	6.44	11.47
(iii)	Segment Assets						
a)	EPC Divison				591.05	483.57	487.12
b)	Real Estate Division				101.34	104.04	109.47
	Total				692.38	587.61	596.59
(iv)	Segment Liabilities						
a)	EPC Divison				480.88	381.54	392.34
b)	Real Estate Division				48.60	56.26	48.75
	Total				529.48	437.80	441.09

For Brahmaputra Infrastructure Limited

Place : New Delhi

Date : 08.12.2023

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Raktim Acharjee
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Din : 06722166



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CIN : 55204DL1998PLC095933

Un-audited Standalone Statement of Cash Flow for the Half Year Ended September 30, 2023

	(Rs. In Crores)	
	For the Half year ended Sept 30, 2023	For the year ended March 31, 2023
A Cash flow from operating activities		
Net profit/(Loss) before tax	8.28	11.56
Adjustment for:		
Depreciation and amortisation	0.91	2.23
Interest paid (net of interest received on fixed deposit & others)	0.00	0.04
Transfer of actuarial gain to OCI and interest cost to finance cost	(6.32)	(11.85)
Rent received	2.51	1.62
Provision for expected credit loss	4.38	6.06
B. Operating profit before working capital changes	9.76	9.66
C. Changes in working capital (excluding cash & bank balance)		
(Increase) / Decrease in trade and other receivables	8.29	0.15
(Increase) / Decrease in inventories	3.58	38.35
(Increase) / Decrease in investment property	0.47	0.94
(Increase) / Decrease in loans and other current assets	(116.87)	(45.30)
Increase / (Decrease) in trade payables and other liabilities	-	(7.78)
D. Cash generated from operations (B+C)	(94.76)	(3.98)
E. Income taxes paid (including prior period)	(0.87)	(0.61)
F. Net cash flow before exceptional items	(95.63)	(4.59)
Exceptional items	-	0.09
Net cash generated from operating activities	(95.63)	(4.50)
G. Cash flow from investing activities		
Purchase/ sale / Changes of fixed assets	0.16	(1.20)
Sale of assets		
Rent received	6.32	11.85
Decrease/(Increase) in investments in joint ventures	8.89	(8.82)
Net cash used in investing activities	15.37	1.83
H. Cash flow from financing activities		
Proceeds/(repayment) of long term borrowings	92.54	10.56
Proceeds from short term borrowings	-	
Proceeds of term loan		
Interest paid (net of interest received)	(10.81)	
Retained earnings	7.41	
Net cash flow from financing activities	89.14	10.56
I. Net Increase/(Decrease) in cash and cash equivalents (F+G+H)	8.88	7.90
Cash and cash equivalents at the beginning of the year	11.66	3.76
Cash and cash equivalents at the end of the year	20.53	11.66

For Brahmaputra Infrastructure Limited

Place : New Delhi

Date : 08.12.2023

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Raktim Acharjee
Whole Time Director
Din : 06722166

Notes:

- 1 The Standalone Un-Audited Financial Results of the Company of FY 2023-24 (Q-2) have been prepared in accordance with Indian Accounting Standards (Ind AS) prescribed under section 133 of the Companies Act, 2013 ("The Act") read with Rule 3 of the Companies (Indian Accounting Standards), Rules, 2015 and the companies (Indian Accounting Standards) Amendment Rules, 2015, The above Un-Audited standalone results have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting concluded on December 08, 2023.
- 2 Shopping Mall is fully operational at available capacity. Till Date Company have more than 150 Brands in a City Centre Shopping Mall, for more details you can access the website of the link <https://brahmaputragroup.com/city-center/>
- 3 Till 30th September 2023, there are various arbitration claims announced in the favour of the company and its Joint Operations / Ventures where company is active partner, Part payment of the settled claims already submitted by the department before respective courts/ authorities Company is in under process to arrange the respective Bank Guarantees to release that amount from respective authorities which make possible for further debt reduction of the lenders.
- 4 During the Period under review arbitration award in the name of Project Known as " AILA PACKAGE" arbitration award of an total amount Rs. 10.08 Crores have been announced in the favour of the company, In respect of the remaining ongoing arbitration matters company have an estimation that in next 12 months all litigation pertaining to the EPC might be conclude.
- 5 The Company has outstanding obligations payable to lenders and in respect of loan arrangements where certain amounts have also fallen due. The Company is confident of meeting of all the obligations by way of time bound monetisation of its assets and receipt of various claims and accordingly, notwithstanding the dependence on these material uncertain events the Company continues to prepare the Standalone Financial Results on a going concern basis.
- 6 AS per Ind AS 108 "Operating Segment", the company has reported two segments namely - (a) EPC Division (b) Real Estate Division. EPC segment render comprehensive, value added services in construction, erection and commissioning. Real Estate segment render development of Real Estates Projects.
- 7 Previous quarters / year figures have been regrouped / rearranged, wherever considered necessary.
- 8 Gain / (loss) on fair valuation of equity instruments' represents movement in carrying value of financial assets (investments) measured at fair value through Other comprehensive income.

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- 9 The Un-audited financial results have been prepared to comply in all material respects with the Indian Accounting Standards ('Ind AS') as prescribed under Section 133 of the Companies Act, 2013 ('the Act') read with Companies (Indian Accounting Standards) Rules as amended from time to time. The Audit Committee has reviewed these results and the Board of Directors have approved the above Un-Audited standalone financial results at their meetings concluded on 08th December, 2023.
- 10 Retention/withheld by clients Receivables and arbitration and other claim receivables amounting to ₹ 4.59 Crore and Rs. 164.89 Crore respectively as at 30 September 2023, which represent various claims raised in the earlier years in respect of projects substantially closed and where the claims are currently under negotiation/s / discussions / arbitration / litigation. Based on legal opinion / past experience with respect to such claims, management is of the view that the aforementioned majority of the balances are fully recoverable.
- 11 Company (M/s Brahmaputra Infrastructure Limited) is in process for Debt reduction of the company from last various financial years. During the quarter under review on dated 07.08.2023 Master restructuring agreement signed by the company with the consortium of lenders. As per the restructuring scheme total debt amounting to Rs. 482.22 crore has been bifurcated into two portions : First Part - (a) Cash Credit - 116.06 Crore (b) Term Loan - 53.48 Crore (c) Bank Guarantee - 105.46 an total amount Rs. 275.00 Crores is sustainable debt of the company. Second Part is - Unsustainable debt company has been asked to issued Optionally Convertible Cumulative Preference Shares amounting to Rs. 207.22 crore. Out of which Company has issued Rs. 191.66 crore (5,69,89,216 Optionally Convertible Cumulative Preference Shares issued at an Issue price Rs. 33.63 each fully paid up).
- 12 Company (M/s Brahmaputra Infrastructure Limited) is reconciled with Joint operations of the company till 31st March 2022 , an yearly profit / loss impact of Joint operations of March 2023 will be take in ensuing quarter.

For and on behalf of Board of Directors

Place : New Delhi
Date : 08.12.2023

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Independent Auditor's Review Report on Consolidated Unaudited Quarterly and Year to date Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

**Review Report to,
The Board of Directors of
Brahmaputra Infrastructure Limited,**

1. We have reviewed the accompanying Statement of Consolidated Unaudited Financial Results of Brahmaputra Infrastructure Limited ("the Holding") and Which includes jointly controlled operations and its subsidiaries (together referred to as "the Group"), and its share of the net loss after tax and total comprehensive loss of its Subsidiaries and joint ventures for the quarter and half year ended 30th September, 2023 and consolidated year to date results for the period from 1st April 2023 to 30th September 2023, being submitted by the Holding pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
2. This Statement, which is the responsibility of the Parent's company's management and approved by the Parent's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 'Interim Financial Reporting' ('Ind AS 34'), 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. 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 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 provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
4. We draw attention to Note no 11 to the accompanying Statement, During the quarter ending Long Term and Short Term Borrowings from "Lenders" were successfully restructured with cut off date as on 01st September 2021 under " Debt Restructuring Mechanism" vide letter of approval dt. 07th August 2023. participating banks Axis Bank, Indian Bank, Indian Overseas Bank, Punjab National Bank and Union Bank of India.

As per the restructuring scheme total debt amounting to Rs. 482.22 crore has been bifurcated into two portions, as follows :



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Cash Credit	Term Loan	Bank Guarantee
Rs. 116.06 crore	Rs. 53.48 crore	Rs. 105.46 Crore

and in lieu of Unsustainable debt company has been asked to issued Optionally Convertible Cumulative Preference Shares amounting to Rs. 207.22 crore. Out of which Company has issued Rs. 191.66 crore (5,69,89,216. Optionally Convertible Cumulative Preference Shares issued at an Issue price Rs. 33.63 each fully paid up). There is modification of terms not resulting in extinguishment; the difference amount of Rs 57.63 crore has been recognized under the head non-current assets as Deferred amortized Assets which will be amortized by the company over the 11 years as per the restructuring scheme

5. The Statement includes the results of the following entities:

Subsidiaries:

1. Brahmaputra Concrete Private Limited
2. Brahmaputra Concrete (Bengal) Private Limited

Joint Controlled Entities:

1. DRA BLA BCL (JV)
2. BIL BLA GSCO (JV)
3. GPL BCL (JV)

6. We draw attention to note No. 10 to the accompanying Statement, regarding uncertainties relating to recoverability of Retention/withheld by clients Receivables and arbitration and other claim receivables amounting to ₹ 4.59 Crore and Rs. 164.89 Crore respectively as at 30 September 2023, which represent various claims raised in the earlier years in respect of projects substantially closed and where the claims are currently under negotiation/s / discussions / arbitration / litigation. Based on legal opinion / past experience with respect to such claims, management is of the view that the aforementioned majority of the balances are fully recoverable.

Our report is not modified on above matters.

7. The company is require to take Impact of 15 Joint Operations for the Qtr ended 30th September, 2023 per accounting principles laid under Ind AS 111 "Joint Arrangement". However till reporting date 30th September 2023 the company has not been taken Impact of its financial statements.

Our report is not modified on above matters.

8. We did not review the interim financial statements of 3 joint Ventures included in the consolidated unaudited interim financial statements of the entities included in the Group, whose Total net Profit after tax of Rs. (0.02) Crores and total comprehensive



GOYAL NAGPAL & CO
CHARTERED ACCOUNTANTS

OFFICE : A-2, 161-162, 2nd Floor, Sector-8, Rohini

New Delhi-110085

OFFICE NO. 9811952775

EMAIL : goyalnagpal01@gmail.com

Income of Rs. (0.02) Crores for the quarter ended 30th September 2023 as considered in the respective consolidated unaudited interim financial statements of the entities included in the Group. The interim financial statements of these joint Ventures have been reviewed by other auditors/ Management whose reports have been furnished to us or other auditors, and our conclusion in so far as it relates to the amounts and disclosures included in respect of these joint Ventures, is based solely on the report of such other auditors and the procedures performed by us as stated in paragraph 3 above

9. We did not review the interim financial statements of 2 subsidiaries included in the consolidated unaudited financial statements, whose interim financial statements (after eliminating intra group transactions total revenues of Rs. NIL total net loss after tax Nil and total comprehensive loss of Nil for the quarter ended 30th September, 2023, as considered in the consolidated unaudited financial results. The consolidated unaudited financial results also includes the Group's share of net Profit after tax 8.25 Crores and total comprehensive Profit of Rs. 8.25 Crores the quarter ended 30th September, 2023, as considered in the consolidated unaudited financial results, in respect of 2 Subsidiaries and 3 Joint Ventures, whose interim financial results have not been reviewed by us. These interim financial statements have been reviewed by other auditors whose financial have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries, associates and joint ventures, is based solely on the reports of the other auditors 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 matters

10. 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 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 Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

For GOYAL NAGPAL & CO,
Chartered Accountants,
FRN – 018289C

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NAGPAL
(CA Virender Nagpal)

Partner

Membership No. – 416004

UDIN: **23416004BGUPBT7562**

Date: December 08, 2023

Place: Delhi

UN-AUDITED CONSOLIDATED BALANCE SHEET AS AT 30TH SEPTEMBER 2023



(Rs. In Crores)

Particulars		Rupees 30-09-2023	Rupees 31-03-2023
I. ASSETS			
1.	Non - current assets		
(a)	Property, Plant and Equipment	20.84	20.92
(b)	Investment Property	55.25	55.73
(c)	Capital Work in Progress	-	-
(d)	Intangible assets	0.07	0.07
(e)	Financial assets		
(i)	Investment in subsidiaries, associates & Joint Ventures/ Operations	12.93	21.72
(ii)	Trade Recievable	34.05	15.88
(iii)	Loans	1.69	1.32
(iv)	Other financial assets	20.09	15.28
(f)	Deferred tax assets (net)	3.78	4.02
(g)	Other non - current assets	260.02	109.43
		408.73	244.37
2.	Current assets		
(a)	Inventories	174.77	178.35
(b)	Financial assets		
(i)	Trade receivables	17.03	43.49
(ii)	Cash and cash equivalents	20.53	11.66
(iii)	Other financial assets	11.09	23.17
(c)	Other current assets	25.37	62.99
(d)	Contract assets (Unbilled Revenue)	34.83	32.68
		283.62	352.35
	TOTAL ASSETS	692.35	596.71

II. EQUITY AND LIABILITIES

1	Equity		
	(a) Equity Share capital	29.02	29.49
	(b) Other equity	133.86	121.10
		162.87	150.59
2.	Liabilities		
	Non current liabilities		
	(a) Financial liabilities		
	(i) Borrowings	69.39	39.38
	(ii) Other financial liability	112.57	31.40
	(b) Provisions	1.13	1.03
	(c) Other non current liabilities	133.53	9.68
	(d) Trade Payables	34.40	34.66
		351.02	116.15
3.	Current liabilities		
	(a) Financial liabilities		
	(i) Borrowings	116.06	179.99
	(ii) Trade payables	10.46	14.36
	(iii) Other financial liabilities	42.79	123.38
	(b) Other current liabilities	9.07	10.74
	(c) Provisions	0.07	1.50
		178.46	329.97
	Total Equity and Liabilities	692.35	596.71

For Brahmaputra Infrastructure Limited

Place : New Delhi
Date : 08.12.2023

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Raktim Acharjee
Whole Time Director
Din : 06722166



Brahmaputra Infrastructure Limited

Regd. Off.: Brahmaputra House, A-7, Mahipalpur (NH-8 Crossing), New Delhi-110 037

CIN : L55204DL1998PLC095933

Un-Audited Consolidated Financial Results for the Half Year Ended Sept 30, 2023

(Rs. In Crores Except EPS)

S. No.	Particulars	Quarter ended			Six Month Ended		Year ended
		30-Sep-23	30-Jun-23	31-Mar-23	30-Sep-23	30-Sep-22	31-Mar-23
		Reviewed	Reviewed	Audited	Reviewed	Reviewed	Audited
1	Income From Operations						
	a) Net Sales / Income from Operations	60.24	53.42	42.59	113.66	80.29	178.58
	b) Other Operating Income	0.37	0.19	0.16	0.56	0.18	0.47
	Total Income from operations (net)	60.61	53.61	42.75	114.22	80.48	179.04
2	Expenses						
	(a) Cost of materials consumed & Construction expenses	38.96	27.87	29.46	66.82	36.71	90.93
	b) Changes in inventories of finished goods and work-in-progress	(8.40)	10.77	(1.81)	2.37	23.98	35.17
	c) Employee benefits expense	0.93	0.96	0.92	1.89	1.87	3.76
	d) Finance costs	6.15	4.06	6.14	10.21	6.77	23.06
	e) Depreciation and amortisation expense	0.45	0.46	0.52	0.91	1.17	2.25
	f) Other expenses	18.40	5.35	5.74	23.75	3.40	12.33
	Total Expenses	56.48	49.46	40.97	105.94	73.90	167.51
3	Profit/(loss) before exceptional items and tax	4.12	4.15	1.78	8.28	6.58	11.54
4	Exceptional items	-	-	(0.11)	-	0.14	0.09
5	Profit/(loss) before share profit of equity accounted investee and tax	4.12	4.15	1.89	8.28	6.44	11.45
6	Share of net profit of associates accounted for using the equity method & Extraordinary items	(0.00)	(0.03)	(0.25)	(0.03)	0.09	(0.13)
7	Profit/ loss before tax	4.12	4.13	1.64	8.25	6.53	11.32
8	Tax Expenses	0.29	0.58	(0.50)	0.87	1.23	0.61
	Current Tax	0.29	0.34	(0.33)	0.63	0.88	1.02
	Deferred Tax Charge/(Credit)	-	0.24	(0.49)	0.24	0.66	(0.41)
	Income tax relating to earlier years	-	-	-		(0.31)	(0.31)
9	Profit/(loss) for the year	3.83	3.55	2.14	7.37	5.30	10.71
10	Other Comprehensive Income (net of tax)		-				
	(i) Items that will not be reclassified subsequently to Profit or Loss	0.00	0.00	0.03	0.00	-	0.04
	(ii) Items that will be reclassified subsequently to Profit or Loss		-				
11	Total Comprehensive Income for the year	3.83	3.55	2.18	7.37	5.30	10.75

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12	Paid- up Equity share capital	29.02	29.02	29.02	29.02	29.02	29.02
	(Face value of Rs.10/- each)	-	-				
13	Reserves excluding Revaluation Reserve as per Balance sheet of previous accounting year		-			120.79	121.10
14	Earnings per share (Before & after extraordinary Items)	1.33	1.22	0.75	2.55	1.83	3.70

For Brahmaputra Infrastructure Limited

Place : New Delhi

Date : 08.12.2023

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Raktim Acharjee
Whole Time Director
Din : 06722166



Brahmaputra Infrastructure Limited

Regd. Off.: Brahmaputra House, A-7, Mahipalpur (NH-8 Crossing), New Delhi-110 037

CIN : L55204DL1998PLC095933

Un- Audited Standalone Consolidated Segment Reporting for the Half Year Ended Sept 30, 2023

(Rs. In Crores)

S. No.	Particulars	Quarter ended			Six Month Ended		Year ended
		30-Sep-23	30-Jun-23	31-Mar-23	30-Sep-23	30-Sep-22	31-Mar-23
		Reviewed	Reviewed	Audited	Reviewed	Audited	Audited
S. No.	Particulars						
(i)	Segment Revenue:						
a)	EPC Divison	53.90	50.02	37.88	103.92	73.56	164.24
b)	Real Estate Division & Other income	6.71	3.60	4.79	10.30	7.01	14.80
	Total	60.61	53.61	42.67	114.22	80.57	179.04
(ii)	Segment Results						
	Profit/(Loss)						
	before tax after						
	exceptional items						
a)	EPC Divison	0.82	2.22	(0.62)	3.04	1.08	6.40
b)	Real Estate Division	3.30	1.91	2.27	5.21	5.44	4.91
	Total	4.12	4.13	1.65	8.25	6.53	11.31
(iii)	Segment Assets						
a)	EPC Divison				591.02	483.84	487.25
b)	Real Estate Division				101.34	104.04	109.47
	Total				692.35	587.88	596.72

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(iv)	Segment Liabilities						
a)	EPC Divison				480.88	376.51	397.37
b)	Real Estate Division				48.60	56.26	48.75
	Total				529.48	432.77	446.12

For Brahmaputra Infrastructure Limited

Place : New Delhi

Date : 08.12.2023

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Raktim Acharjee
Whole Time Director
Din : 06722166



Brahmaputra Infrastructure Limited

Regd. Off.: Brahmaputra House, A-7, Mahipalpur (NH-8 Crossing), New Delhi-110 037

CIN : 55204DL1998PLC095933

Un-Audited Consolidated Statement of Cash Flow for the Year Ended Sept 30, 2023

	(Rs. In Crores)	
	For the year ended Sept 30, 2023	For the year ended March 31, 2023
A Cash flow from operating activities		
Net profit/(Loss) before tax	8.28	11.54
Adjustment for:	-	
Depreciation and amortisation	0.91	2.26
Interest paid (net of interest received on fixed	-	
Transfer of actuarial gain to OCI and interest cost to	0.00	0.04
Rent received	(6.32)	(11.85)
Provision for expected credit loss	2.51	1.62
Provision for impairment	4.38	6.06
Share of profit of Associates	-	0.13
B. Operating profit before working capital changes	9.76	9.54
C. Changes in working capital (excluding cash &		
(Increase) / Decrease in trade and other receivables	8.29	0.15
(Increase) / Decrease in inventories	3.58	38.35
(Increase) / Decrease in investment property	0.47	0.94
(Increase) / Decrease in loans and other current assets	(116.87)	(44.98)
Increase / (Decrease) in other liabilities	-	(7.66)
D. Cash generated from operations (B+C)	(94.76)	(3.66)
E. Income taxes paid (including prior period)	(0.87)	(0.61)
F. Net cash flow before exceptional items	(95.63)	(4.27)
Exceptional items	-	0.09
Net cash generated from operating activities	(95.63)	(4.18)
G. Cash flow from investing activities		
Purchase/ sale/ changes of fixed assets	0.16	(1.25)
Sale of assets		
Rent received	6.32	11.85
Decrease/(Increase) in investments in joint ventures	8.89	(8.69)
Net cash used in investing activities	15.37	1.91
H. Cash flow from financing activities		
Proceeds/(repayment) of long term borrowings	92.54	10.56
Proceeds from short term borrowings	-	
Proceeds of term loan	-	
Interest paid (net of interest received)	(10.81)	
Retained earnings	7.41	
Net cash flow from financing activities	89.14	10.56
I. Net Increase/(Decrease) in cash and cash	8.88	8.29
Cash and cash equivalents at the beginning of the year	11.66	3.37
Cash and cash equivalents at the end of the year	20.53	11.66

For Brahmaputra Infrastructure Limited

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Place : New Delhi

Date : 08.12.2023

Raktim Acharjee
Whole Time Director
Din : 06722166

Notes:

- 1 The Consolidated Un-Audited Financial Results of the Company for the FY 2023-24 (Q-2) have been prepared in accordance with Indian Accounting Standards (Ind AS) prescribed under section 133 of the Companies Act, 2013 ("The Act") read with Rule 3 of the Companies (Indian Accounting Standards), Rules, 2015 and the companies (Indian Accounting Standards) Amendment Rules, 2015, The above consolidated results have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting concluded on December 08, 2023.
- 2 Shopping Mall is fully operational at available capacity. Till Date Company have more than 150 Brands in a City Centre Shopping Mall, for more details you can access the website of the link <https://brahmaputragroup.com/city-center>.
- 3 Till 30th September 2023, there are various arbitration claims announced in the favour of the company and its Joint Operations / Ventures where company is active partner, Part payment of the settled claims already submitted by the department before respective courts/ authorities Company is under process to arrange the respective Bank Guarantees to release that amount from respective authorities which make possible for further debt reduction of the lenders.
- 4 During the Period under review arbitration award in the name of Project Known as " AILA PACKAGE" arbitration award of an total amount Rs. 10.08 Crores have been announced in the favour of the company, In respect of the remaining ongoing arbitration matters company have an estimation that in next 12 months all litigation pertaining to the EPC might be conclude.
- 5 The Company has outstanding obligations payable to lenders and in respect of loan arrangements where certain amounts have also fallen due. The Company is confident of meeting of all the obligations by way of time bound monetisation of its assets and receipt of various claims and accordingly, notwithstanding the dependence on these material uncertain events the Company continues to prepare the Un-Audited Consolidated Financial Results on a going concern basis.
- 6 AS per Ind AS 108 "Operating Segment", the company has reported two segments namely - (a) EPC Division (b) Real Estate Division. EPC segment render comprehensive, value added services in construction, erection and commissioning. Real Estate segment render development of Real Estates Projects.
- 7 Previous quarters / year figures have been regrouped / rearranged, wherever considered necessary.
- 8 Gain / (loss) on fair valuation of equity instruments' represents movement in carrying value of financial assets (investments) measured at fair value through Other comprehensive income.
- 9 The Un-Audited financial results have been prepared to comply in all material respects with the Indian Accounting Standards ('Ind AS') as prescribed under Section 133 of the Companies Act, 2013 ('the Act') read with Companies (Indian Accounting Standards) Rules as amended from time to time. The Audit Committee has reviewed these results and the Board of Directors have approved the above Un-Audited consolidated financial results at their meetings concluded on 08 December, 2023.

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- 10 Retention/withheld by clients Receivables and arbitration and other claim receivables amounting to ₹ 4.59 Crore and Rs. 164.89 Crore respectively as at 30 September 2023, which represent various claims raised in the earlier years in respect of projects substantially closed and where the claims are currently under negotiation/s / discussions / arbitration / litigation. Based on legal opinion / past experience with respect to such claims, management is of the view that the aforementioned majority of the balances are fully recoverable.
- 11 Company (M/s Brahmaputra Infrastructure Limited) is in process for Debt reduction of the company from last various financial years. During the quarter under review on dated 07.08.2023 Master restructuring agreement signed by the company with the consortium of lenders. As per the restructuring scheme total debt amounting to Rs. 482.22 crore has been bifurcated into two portions : First Part - (a) Cash Credit - 116.06 Crore (b) Term Loan - 53.48 Crore (c) Bank Guarantee - 105.46 an total amount Rs. 275.00 Crores is sustainable debt of the company. Second Part is - Unsustainable debt company has been asked to issued Optionally Convertible Cumulative Preference Shares amounting to Rs. 207.22 crore. Out of which Company has issued Rs. 191.66 crore (5,69,89,216 Optionally Convertible Cumulative Preference Shares issued at an Issue price Rs. 33.63 each fully paid up).
- 12 Following are the companies and Joint Ventures are Consolidated.
- (a) Brahmaputra Concrete Private Limited
 - (b) Brahmaputra Concrete (Bengal) Private Limited
 - (c) BIL BLA GSCO (JV)
 - (d) GPL BCL (JV)
 - (e) DRA BLA BCL (JV)

Place : New Delhi
Date : 08.12.2023

For and on behalf of Board of Directors

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Raktim Acharjee
Whole Time Director
Din : 06722166



Brahmaputra Infrastructure Limited

September Quarter Un-Audited Results
FY 2023-24 – (Q-2)

Safe Harbor

- This presentation and the accompanying slides (the "Presentation"), which have been prepared by Brahmaputra Infrastructure Limited (the "Company"), have been prepared solely for information purposes and do not constitute any offer, recommendation or invitation to purchase or subscribe for any securities, and shall not form the basis or be relied on in connection with any contract or binding commitment whatsoever. No offering of securities of the Company will be made except by means of a statutory offering document containing detailed information about the Company.
- This Presentation has been prepared by the Company based on information and data which the Company considers reliable, but the Company makes no representation or warranty, express or implied, whatsoever, and no reliance shall be placed on, the truth, accuracy, completeness, fairness and reasonableness of the contents of this Presentation. This Presentation may not be all inclusive and may not contain all of the information that you may consider material. Any liability in respect of the contents of, or any omission from, this Presentation is expressly excluded.
- This presentation contains certain forward-looking statements concerning the Company's future business prospects and business profitability, which are subject to a number of risks and uncertainties and the actual results could materially differ from those in such forward-looking statements. The risks and uncertainties relating to these statements include, but are not limited to, risks and uncertainties regarding fluctuations in earnings, our ability to manage growth, competition (both domestic and international), economic growth in India and abroad, ability to attract and retain highly skilled professionals, time and cost over runs on contracts, our ability to manage our international operations, government policies and actions regulations, interest and other fiscal costs generally prevailing in the economy. The Company does not undertake to make any announcement in case any of these forward-looking statements become materially incorrect in future or update any forward-looking statements made from time to time by or on behalf of the Company.

EPC Business overview of the Company

- EPC Business : We are an Infrastructure company which provides EPC (Engineering, Procurement and Construction) services for Infrastructure Projects in India since 1998. We have the presence on PAN India basis and have a strong presence in Northern, Eastern and North-Eastern parts of India such as Delhi-NCR, Haryana, Punjab, Rajasthan, Uttar Pradesh, West Bengal, Bihar, Assam, Arunachal Pradesh and Mizoram etc. We are executing Infrastructure projects independently and in Joint Ventures.
- Over the years, we have built a strong organization base on PAN India basis and have executed and are executing praiseworthy projects in the different states and for different clients for different segments such as Roads, Bridges, Tunnels, Buildings, other Misc works etc , few of the Projects are in Joint Venture.

Major ongoing EPC Projects of the Company

- Construction of PMT Married accommodation Phase-1 for HQ Project Udayak at Doomdooa in **Assam**.
- Construction of Medicine Block at JLN Hospital, Ajmer, **Rajasthan**.
- Development of Integrated Check Post at Dawki (**Meghalaya**) along Indo-Bangladesh International Border.
- Construction of Multistorey Surgical Block at JLN Hospital Campus, Ajmer, **Rajasthan**
- At KYQ - Construction of Station Building, Platform, Platform Shelter, FOB, Circulating Area, Approach Roads, Drainage system, RCC overhead Tanks, Carriage Watering, Hydrant Pipe lines including shifting of various Service Building and other ancillary works in connection with NBQ-GLPT-KYQ Doubling Project (**Assam**).
- Construction of single line BG cut & cover tunnels from Ch.32075m to 32300m(approx length 225m), Ch . 41800m to 42000m (approx length 200m), Ch.47480m to Ch.47650m)approx length 170m) and Ch.48535m to 48635m (approx length 100m) in between stations Kawnpui to Sairang including counterfort retaining wall on pile foundation & protection work along with all other ancillary works in connection with Bairabi to Sairang New BG Railway Line Project

Other Major ongoing EPC Projects of the Company

- Construction of foundation and sub structure over pile foundation for Tall Bridge No.161-162-163(span 1x47.74 + 7x78.80 + 1+47.7m steel girder) at km 42.36. including all other ancillary works and protection works in between stations Bhairabi and Sairang in connection with the construction of new BG Railway line from Bhairabi to Sairang(Mizoram)
- Construction of foundation and sub structure over pile foundation for Tall Bridge No.89(3x103.50m steel girder) at Ch.30400 and bridge no.196(2x78.80m + 2x103.50m steel girder) at Ch.48865m including all other ancillary works and protection works in between stations Bairabi and Sairang in connection with the construction of new BG Railway line from Bairabi to Sairang (Mizoram).
- Construction of sub-structure and super-structure on pile foundation of major bridges: Bridge no.501(3x12.2m PSC slab), 502(2x61.0m + 1x45.7m OWG, excluding super structure), 502A(9x12.2m PSC slab) and 504(3x6.1m PSC slab), 505(2x12.2m +9.15m PSC slab), 506(3x6.1m PSC slab), 507(2x12.2m PSC slab), 508(5x12.2m PSC slab), 509(2x12.2m PSC slab), 509A(3x6.1m PSC slab), 510(3x18.3m Composite Girder), 510A(3x6.1m PSC slab), 511(8x6.1m PSC slab) with PSC Girder launching and casting=Total 13 nos bridges including protection works etc. in between station Nalbari to Rangiya Km 345/4-5 to km 359/7-8 in connection with double line work of New Bongagaon-Agthori doubling project
- Protection of cutting and embankment by construction of RCC retaining wall, catch water drain, sub-surface drain, shot creting/providing concrete canvas, geo-jute textile turfing on slopes, finishing of blanketing materials etc. in between station Kawnpui & Sairang (30.00 km to 49.200 km) in connection with the construction of new BG Railway line from Bairabi to Sairang (Mizoram) Project.

Other Major ongoing EPC Projects of the Company

- Maintenance work from Km. 1119.814 to Km. 1124.514 for Package No. AS-28 & from Km. 1093.000 to Km. 1119.814 for Package no. AS-04 of NH 31 in Assam- providing DBM, BC, maintenance of 3 lane Brahmaputra Bridge including their expansion joints & bearing, providing all necessary signboard, road furniture etc
- Maintenance of National Highways from Km. 1040.300 to Km. 1093.000 Tihu to Puthimari section of NH-31 in the State of Assam (Length = 52.700 Km) including Long term measures of Blackspot locations at Barjar, Suradi, Haripur, Nilbagan & Bhalukmari.
- Short Term Improvement & Routine Maintenance of Two- Lane with paved shoulders of Jaisalmer-Barmer km 0.00 to Km 122.880 & Km 144.500 to Km 153.034 of NH-68 in the State of Rajasthan
- **Order Book** – Company have an order Book of **Rs. 1150 Crores (approx.)** along with its Joint operations as on dated 08.12.2023.

Major Developments during the Period under review

1. During the Period under review arbitration award in the name of Project Known as " AILA PACKAGE" arbitration award of an total amount Rs. 10.08 Crores have been announced in the favor of the company.
2. Company (M/s Brahmaputra Infrastructure Limited) is in process for Debt reduction of the company from last various financial years. During the quarter under review on dated 07.08.2023 Master restructuring agreement signed by the company with the consortium of lenders. As per the restructuring scheme total debt amounting to Rs. 482.22 crore has been bifurcated into two portions : First Part - (a) Cash Credit - 116.06 Crore (b) Term Loan - 53.48 Crore (c) Bank Guarantee - 105.46 an total amount Rs. 275.00 Crores is sustainable debt of the company. Second Part is - Unsustainable debt company has been asked to issued Optionally Convertible Cumulative Preference Shares amounting to Rs. 207.22 crore. Out of which Company has issued Rs. 191.66 crore (5,69,89,216 Optionally Convertible Cumulative Preference Shares issued at an Issue price Rs. 33.63 each fully paid up).

Real Estate Business overview



- **Real Estate Business** : In terms of Real Estates Segment Business, Company has successfully executed Housing and Commercial Projects, few of the main projects are :
- **Industrial Park** : Brahmaputra Industrial Park is located on the northern side of the Brahmaputra river, Gauripur. It is a private limited park incorporated on June 24, 2011. It is classified as a Non-govt company and is registered at Registrar of Companies, Shillong. It is involved in Real estate activities with own or leased property. This class includes buying, selling, renting, and operating self-owned or leased real estate such as apartment buildings and dwellings, non-residential buildings, developing and subdividing real estate into lots, etc. Also included are the development and sale of land and cemetery lots, operating of apartment hotels and residential mobile home sites.

Shopping Mall City Centre



City Center located in Guwahati, Assam is the largest shopping centre in Northeast India with a sprawling 4 lakh sqft. space for retail, F&B, and entertainment. It provides a unique opportunity to brands by having dual entrance points from both the important roads of Guwahati. It comprises of 5 Screen multiplex, 18000 sqft. of Food court, 44000 sqft. of Anchor store.

The mall has allocated parking for 480 Cars. The third floor is dedicated to the presence of a large food court having Cafes, Bars, Specialty restaurants and food kiosks along with fine dining and entertainment options. The company has leased the multiplex to PVR, Anchors to Shoppers Stop and a number of National and International brands.

Major Brands in Shopping Mall City Centre



NYKAA LUXE
THE LUXURY STORE



Major Brands in Shopping Mall City Centre



Major Brands in Shopping Mall City Centre



Major Brands in Shopping Mall City Centre



Financial Highlights of the Company (YOY) & (QOQ) Analysis (In Crores)

Particulars (In Crores)	Q-2 FY 2023-24	Q-2 FY 2022-23	Y-o-Y Growth (%)	Q-2 FY 2023-24	Q-1 FY 2023-24	Q-o-Q Growth (%)	Full Year FY 2022-23
Total Income from operations (Net)	113.66	80.29	41.56 %	60.24	53.42	12.76 %	179.04
Depreciation	0.91	1.17	(22.22) %	0.45	0.46	(2.17) %	2.23
Profit before Taxes	8.28	6.44	28.57 %	4.12	4.15	(0.72) %	11.56
Exceptional Item	-	0.14	-	-	-	-	0.09
Tax Expenses	0.87	1.23	-	0.29	0.58	-	0.61
Current Tax	0.63	0.88	-	0.29	0.34	-	1.02
Deferred Tax	0.24	0.66	-	-	0.24	-	(0.41)
Profit after Tax	7.40	5.21	42.03 %	3.83	3.57	7.28 %	10.90
PAT Margin	6.51 %	6.48 %		6.35 %	6.68 %		6.09%
EPS	2.55	1.80	41.66 %	1.32	1.23	7.31 %	3.76

Segment Results of the Company (YOY) & (QOQ) Analysis (In Crores)

Particulars (In Crores)	Q-2 FY 2023-24	Q-2 FY 2022-23	Y-o-Y Growth (%)	Q-2 FY 2023-24	Q-1 FY 2023-24	Q-o-Q Growth (%)	Full Year FY 2022-23
Segment Revenue							
EPC	103.92	73.47	41.44 %	53.90	50.02	7.75 %	164.24
Real Estates and Other Income	10.30	7.01	46.93 %	6.71	3.60	86.38 %	14.79
Total Revenue	114.22	80.48	41.92 %	60.61	53.61	13.05 %	179.04
EBIDTA	16.57 %						20.33 %
EPC Profit	3.07	0.99	210.10 %	0.82	2.25	(63.55) %	6.65
Real Estates and Other Income Profit	5.21	5.44	(4.22) %	3.30	1.91	72.77 %	4.91
Total Segment Profits	8.28	6.44	28.57 %	4.12	4.15	(0.72) %	11.47

Board of Directors of the Company

- Sanjeev Kumar Prithani – **Joint Managing Director**
- Sanjay Kumar Mozika – **Joint Managing Director**
- Raktim Acharjee – **Whole Time Director**
- N.N. Batabyal – **Independent Director**
- Lalit Kumar – **Independent Director**
- Anju Kumari – **Independent Director**

KMP'S & AUDITORS OF THE COMPANY

- Manoj Kumar Prithani – **CEO**
- Raktim Acharjee – **CFO**
- Vivek Malhotra – **Company Secretary**
- Goyal Nagpal & Co- **Statutory Auditors**
- Gurvinder Chopra & Co- **Cost Auditors**
- Sachin Kumar Shrivastav – **Secretarial Auditors**

Bankers of the Company



For further information,
please contact:

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GM (Finance) & Company Secretary

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