

BSEL INFRASTRUCTURE REALTY LIMITED

CIN : L99999MH1995PLC094498

Regd. Office : 737, 7th Floor, The Bombay Oilseeds & Oils Exchange Premises Co-op, Soc. Ltd.,
The Commodity Exchange, Plot No. 2,3 & 4, Sector-19-A, Vashi, Navi Mumbai-400 705.
Tel. : +91-22-6512 3124, Tele fax : +91 22 2784 4401, website : www. bsel.com



Date: 27th May, 2021

To, BSE Limited Corporate Relationship Department Phiroze Jeejeebhoy Towers Dalal Street; Fort Mumbai 400 001 Script Code: 532123 ISIN: INE395A01016	National Stock Exchange of India Ltd. Exchange Plaza, 5th Floor Plot No. C/1, G Block; Bandra (East) Mumbai 400 051 Symbol: BSELINFRA ISIN: INE395A01016
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Dear Sirs,

Sub: Outcome of the Meeting of the Board of Directors of BSEL Infrastructure Realty Limited ("Company") held on May 27, 2021.

This is to inform you that at the meeting of Board of Directors of the Company held today i.e. on Thursday, May 27, 2021, which commenced at 4.00 p.m. and concluded at 5.30 p.m., the Board has interalia approved the following:

Audited Financial Results (Standalone and Consolidated) for quarter and year ended March 31, 2021, as recommended by the Audit Committee of the Company:

A copy of Audited Financial Results (Standalone and Consolidated) along with Auditor's report thereon and a declaration with respect to Audit Report with an unmodified opinion on the Audited Financial results are enclosed herewith.

There are no Deviation or Variation in utilisation of funds raised as per SEBI Circular CIR/CFD/CMD1/162/2019 dated December 24, 2019. Hence, it is not applicable for the current quarter.

The above information is also being made available at the website of the Company i.e. www.bsel.com.

Kindly take the same on your record and oblige.

Yours Faithfully,

For BSEL Infrastructure Realty Limited


Alpa Hakani
Company Secretary & Compliance Officer



INDEPENDENT AUDITORS' REPORT

To,
The Members of BSEL Infrastructure Realty Limited

Report on the audit of the Standalone Financial Statements

Opinion

We have audited the accompanying financial statements of **BSEL Infrastructure Realty Limited** ("the Company"), which comprise the balance sheet as at March 31, 2021, and the Statement of Profit and Loss and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ('Act') in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2021, its Profit and cash flows for the year ended on that date.

Basis for opinion

We conducted our audit in accordance with the standards on auditing specified under section 143 (10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Company in accordance with the code of ethics issued by the Institute of Chartered Accountants 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 we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key audit matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our

opinion thereon, and we do not provide a separate opinion on these matters.

Reporting of key audit matters as per SA 701, Key Audit Matters are not applicable to the Company as it is an unlisted company.

Information other than the financial statements and auditors' report thereon

The Company's board of directors is responsible for the preparation of the other information. The other information comprises the information included in the Board's Report including Annexures to Board's Report, Business Responsibility Report but does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Management's responsibility for the financial statements

The Company's board of directors are responsible for the matters stated in section 134 (5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the accounting standards specified under section 133 of the Act.

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 financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is 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 management either intends to

liquidate the Company or to cease operations, or has no realistic alternative but to do so. The board of directors are also responsible for overseeing the Company's financial reporting process.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements 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 the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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 financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and 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 Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system 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 management.
- Conclude on the appropriateness of management's 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 Company's ability to continue as a going concern. 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 statements 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 financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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. From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on other legal and regulatory requirements

As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in **Annexure "A"** a statement on the matters specified in paragraphs 3 and 4 of the Order.

As required by Section 143(3) of the Act, we report that:

- (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;
- (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
- (c) The balance sheet, the statement of profit and loss, and the cash flow statement dealt with by this report are in agreement with the books of account;
- (d) In our opinion, the aforesaid financial statements comply with the accounting standards specified under section 133 of the Act, read with rule 7 of the Companies (Accounts) Rules, 2014;
- (e) On the basis of the written representations received from the directors as on March 31, 2021 taken on record by the board of directors, none of the directors is disqualified as on March 31, 2021 from being appointed as a director in terms of Section 164 (2) of the Act;

Chartered Accountants

(f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in “Annexure B”. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company’s internal financial controls over financial reporting;

(g) With respect to the other matters to be included in the Auditor’s Report in accordance with the requirements of section 197 (16) of the Act, as amended, in our opinion and to the best of our information and according to the explanations given to us, the remuneration paid by the Company to its directors during the year is in accordance with the provisions of section 197 of the Act; and

(h) With respect to the other matters to be included in the Auditor’s Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us;

- a. The Company does not have any pending litigations which would impact its financial position;
- b. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses; and
- c. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company

For Gada Chheda & Co. LLP
Chartered Accountants



CA Ronak Gada
Partner
Membership No.146825
FRN: W100059

Place: Mumbai
Date: 27.05.2021
UDIN: 21146825AAAAIZ4322

Annexure A to Auditors' Report

Referred to in paragraph 1 of the Auditors' Report of even date to the members of **BSEL INFRASTRUCTURE REALTY LIMITED** on the financial statements for the year ended March 31, 2021.

- 1 (a) The Company is maintaining proper records showing full particulars, including quantitative details and situation, of fixed assets.

(b) The fixed assets of the Company have been physically verified by the Management during the year and no material discrepancies between the book records and the physical inventory have been noticed. In our opinion, the frequency of verification is reasonable.

(c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there is no immovable property held in the name of the Company.
2. The Company is a trading company and it does not hold any physical inventories during the year. Accordingly, paragraph 3 (ii) of the Order is not applicable to the company.
3. The Company has not granted any loans, secured or unsecured, to companies, firms or other parties covered in the register maintained under Section 189 of the Act.
4. In our opinion and according to the information and explanations given to us, the provisions of section 185 & section 186 of the Companies Act, 2013 in respect of loans, investments, guarantees and security are not applicable to the company.
5. The Company has not accepted any deposits from the public in terms of section 73 to 76 or any other relevant provision of the Act and the rules framed there under.
6. The Central Government of India has not prescribed the maintenance of cost records under sub-section (1) of Section 148 of the Act for any of the products of the Company
7. a) According to the information and explanations given to us and the records of the Company examined by us, in our opinion, the Company is generally regular in depositing the undisputed statutory dues including provident fund, income-tax, service tax, sales tax and other material statutory dues as applicable with the appropriate authorities. As informed to us, employees' state insurance, wealth tax, customs duty, cess and excise duty are not applicable to the Company for the current year. No undisputed amounts payable in respect of the aforesaid statutory dues were outstanding as at the last day of the financial year for a year of more than six months from the date they became payable.

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b) According to the information and explanations given to us and the records of the Company examined by us, there are no dues of income tax, sales-tax, wealth-tax, customs duty, excise duty and cess which have not been deposited on account of any dispute. However, the demands of Income Tax are as under:

Name of the statute	Nature of Dues	Amount	Period to which the amount relates	Forum where dispute is pending
The Income Tax Act, 1961	Demand for Tax	Rs. 6,070,321/-	AY 2006-07	Rectification under Sec 143(3) Pending.
The Income Tax Act, 1961	Demand for Tax	Rs. 4,288,176/-	AY 2008-09	Rectification under Sec 143(3) Pending.
The Income Tax Act, 1961	Demand for Tax	Rs. 1,035,000/-	AY 2009-10	Rectification under Sec 154 Pending.

c) As informed to us, investor education and protection fund in accordance with the relevant provision of the Act is not applicable to the Company for the current year.

8. The Company does not have any loans or borrowings from any financial institution, banks. Government, debenture holders during the year. Accordingly, paragraph 3 (viii) of the order is not applicable.
9. The Company did not raise any money by way of initial public offer or further public offer (including debt instruments) and term loans during the year. Accordingly, paragraph 3 (ix) of the Order is not applicable.
10. According to the information and explanations given to us, no material fraud by the Company or on the Company by its officers or employees has been noticed or reported during the course of our audit.
11. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not paid/provided for any managerial remuneration in accordance with the requisite approvals mandated by the provisions of section 197 read with Schedule V of the Act.
12. As per the information and explanations given to us, the Company is not a Nidhi company. Accordingly, paragraph 3(xii) of the Order is not applicable.
13. According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with sections 177 and 188 of the Act where applicable and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.
14. According to the information and explanations give to us and based on our examination of the records of

Chartered Accountants

the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year.

15. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into non-cash transactions with directors or persons connected with him. Accordingly, paragraph 3(xv) of the Order is not applicable.
16. The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act 1934.

For Gada Chheda & Co. LLP
Chartered Accountants



CA Ronak Gada
Partner
Membership No.146825
FRN: W100059

Place: Mumbai
Date: 27.05.2021
UDIN: 21146825AAAAIZ4322

Annexure - B to the Auditors' Report

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls over financial reporting of **BSEL INFRASTRUCTURE REALTY LIMITED** ("the Company") as of 31 March, 2021 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India ('ICAI'). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.

Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorization of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31 March, 2021, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India.

For Gada Chheda & Co. LLP
Chartered Accountants



CA Ronak Gada
Partner
Membership No.146825
FRN: W100059

Place: Mumbai
Date: 27.05.2021
UDIN: 21146825AAAAIZ4322

BSEL INFRASTRUCTURE REALTY LIMITED

CIN:L99999MH1995PLC094498

Regd. Office: 737, 7th Floor, The Bombay Oilseeds and Oils Exchange Premises Co-op Sfy. Ltd., The Commodity Exchange, Plot No.2,3 & 4, Sector-19-A, Vashi, Navi Mumbai-400705.

Telephone : 91 22 27844401; Email : info@bsei.com website:www.bsei.com

STATEMENT OF AUDITED STANDALONE FINANCIALS RESULTS FOR THE QUARTER & TWELVE MONTHS ENDED MARCH 31, 2021

(Rupees In lakhs)

Sr. No.	Particulars	3 Months Ended 31-03-2021	3 Months Ended 31-12-2020	Corresponding 3 Months Ended in Previous Year	Year Ended 31-03-2021	Year Ended 31-03-2020
		(Audited)	(Unaudited)	(Audited)	(Audited)	(Audited)
1	Income from Operations					
	a) Revenue from Operations	-	-	-	-	3.92
	b) Other Income	39.37	22.93	5.55	205.84	(431.81)
	Total Income	39.37	22.93	5.55	205.84	(427.89)
2	EXPENSES					
	a) Cost of materials consumed	-	-	-	-	-
	b) Purchase of stock in trade	-	-	-	-	-
	c) Changes in inventories of finished goods, Work in progress and Stock-in-Trade	-	-	-	-	-
	d) Employee benefit expenses	3.58	3.59	5.19	12.36	25.98
	e) Finance cost	-	-	-	-	-
	f) Depreciation and amortisation Expense	0.78	0.80	0.80	3.21	3.34
	g) Conveyance & Transportation	0.19	0.18	0.09	0.46	60.63
	h) Bse/Nse SOP Fines	-	-	-	-	51.22
	i) Other expenditure	12.36	13.10	11.98	48.50	83.61
	Total Expenses	16.91	17.67	18.06	64.53	224.78
3	Profit/(Loss) before exceptional items and tax (1-2)	22.46	5.26	(12.51)	141.31	(652.67)
4	Exceptional items	-	-	-	-	-
5	Profit/ (Loss) before tax (3-4)	22.46	5.26	(12.51)	141.31	(652.67)
6	TAX EXPENSES					
	a) Current Year Tax	35.93	-	-	35.93	-
	b) Earlier Year Tax	0.90	55.21	-	56.11	1.56
	c) Deferred Tax	-	-	-	-	-
	Total Tax Expenses	36.83	55.21	-	92.04	1.56
7	Profit/ (Loss) for the period (6-7)	(14.37)	(49.95)	(12.51)	49.27	(654.23)
8	Other Comprehensive income for the period (Not to be considered for EPS)	-	-	-	-	-
9	Total Comprehensive income for the period (7+8)	(14.37)	(49.95)	(12.51)	49.27	(654.23)
10	Paid-up equity share capital (face value Rs. 10/- each)	8,261.68	8,261.68	8,261.68	8,261.68	8,261.68
11	Reserve excluding Revaluation Reserves	-	-	-	-	46,295.32
12	Earnings per Equity shares					
	(1) Basic EPS (not annualised)	(0.02)	(0.06)	(0.02)	0.06	(0.79)
	(2) Diluted EPS (not annualised)	(0.02)	(0.06)	(0.02)	0.06	(0.79)

Notes:

- The above standalone results for the quarter and year ended 31st March, 2021 have been reviewed by the Audit Committee, and approved by the Board of Directors at their meeting held on May 27, 2021. The statutory auditors of the Company have audited the above financial results for the quarter and year ended March 31, 2021.
- The Company has adopted Indian Accounting Standards ("Ind AS") from 31.03.2017 and accordingly the Financial Results are prepared in accordance with the principles stated therein, prescribed under section 133 of the Companies Act, 2013.
- There was not any investor complaint pending at the beginning of the current quarter, also no complaint/request was received during the quarter, hence there is no any investor complaint pending at the end of the quarter.
- There is no impact of the CoVID-19 pandemic on above financial statements as there is no trading activities in the Company during the quarter.
- The statement includes the results for the quarter ended March 31, 2021 being the balancing figures between audited figures in respect of full financial year and the published year to date figures up to the third quarter of the current financial year which were subject to limited review by us.
- The segment wise details as per Accounting Standard 17 is not applicable as there are no segments.
- Previous Year's and previous quarter's figures have been regrouped and rearranged wherever necessary.

Place : Navi Mumbai

Date : May 27, 2021



for BSEL Infrastructure Realty Ltd.

Kirit R Kanakiya
Director
DIN : 00266631

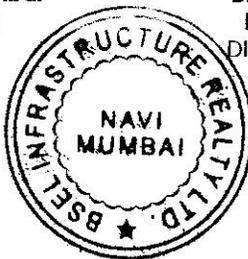
BSEL INFRASTRUCTURE REALTY LIMITED

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

Particulars	Rupees	
	Current Year 31/03/2021	Previous Year 31/03/2020
A. CASH FLOW FROM OPERATING ACTIVITIES		
Net profit before tax & extraordinary items	1,41,30,378	(6,52,67,220)
Adjustments for :		
Extra Ordinary Items	-	-
Depreciation	3,21,446	3,33,607
Other Income	(2,05,84,060)	4,31,81,046
Operating profits before working capital changes	(61,32,236)	(2,17,52,567)
Adjustments for :		
Trade Receivable	68,806	(1,57,33,758)
Deposits (Assets), Loans & Advances & Other Assets	12,63,73,802	(33,81,05,097)
Inventories	-	-
Provision for Tax	(35,92,780)	-
Provision for Tax of Earlier Years	(56,11,029)	(1,55,861)
Provision for Deferred Tax	-	-
Trade Payable and other liabilities	32,25,107	(76,95,364)
Other Income	-	-
Net cash from operating activities	11,43,31,670	(38,34,42,647)
B. CASH FLOW FROM INVESTING ACTIVITIES		
Foreign Currency Translation Reserve	(14,17,23,164)	38,83,09,572
Sale/(Purchase) of investment	52,00,556	3,33,48,466
Sale/(Purchase) of fixed assets	(13,136)	30,75,371
Other Income	2,05,84,060	(4,31,81,046)
Net cash from investing activities	(11,59,51,684)	38,15,52,363
C. CASH FLOW FROM FINANCING ACTIVITIES		
	-	-
	-	-
Net increase/(decrease) in cash & cash equivalent	(16,20,014)	(18,90,284)
Cash & cash equivalent opening balance	2,23,45,183	2,42,35,467
Cash & cash equivalent closing balance	2,07,25,169	2,23,45,183

For BSEL INFRASTRUCTURE REALTY LIMITED

Place : Navi Mumbai
Date : 27.05.2021



D. R. Devrukhkar
Disha R Devrukhkar
Director
DIN : 05156891

T. J. Soni
Bhavik Soni
Director/CFO
DIN : 08940749

Kirit R Kanakiya
Kirit R Kanakiya
Executive Director
DIN : 00266631

Alpa Hakani
Alpa Hakani
Company Secretary
ACS: 48723

AUDITOR'S CERTIFICATE

We have examined the attached Cash Flow Statement of M/S. BSEL INFRASTRUCTURE REALTY LIMITED, for the year ended 31st March, 2021. The statement has been prepared by the Company in accordance with the requirements of Clause 32 of listing agreement with Stock Exchanges and is based on and in agreement with the corresponding Balance Sheet of the Company covered by our report of even date to the members of the Company.

For Gada Chheda & Co. LLP
Chartered Accountants

Place : Mumbai
Date : 27.05.2021
21146825AAAAIZ4322

CA Ronak Gada
Partner
Membership No.146825
FRN: W100059



INDEPENDENT AUDITORS' REPORT

To,
The Members of BSEL Infrastructure Realty Limited

Report on the audit of the Consolidated Financial Statements

Opinion

We have audited the accompanying Consolidated financial statements of **BSEL Infrastructure Realty Limited** ("herein after referred to as "the Holding Company"), and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group") its associates and jointly controlled entities, comprising of the Consolidated Balance Sheet as at March 31, 2021, the Consolidated Statement of Profit and Loss and the Consolidated statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid consolidated financial statements give the information required by the Companies Act, 2013 ('Act') in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2021, its Profit and cash flows for the year ended on that date.

Basis for opinion

We conducted our audit in accordance with the standards on auditing specified under section 143 (10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Company in accordance with the code of ethics issued by the Institute of Chartered Accountants 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 we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key audit matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were

addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Reporting of key audit matters as per SA 701, Key Audit Matters are not applicable to the Company as it is an unlisted company.

Information other than the financial statements and auditors' report thereon

The Company's board of directors is responsible for the preparation of the other information. The other information comprises the information included in the Board's Report including Annexures to Board's Report, Business Responsibility Report but does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Management's responsibility for the financial statements

The Company's board of directors are responsible for the matters stated in section 134 (5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the accounting standards specified under section 133 of the Act.

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 financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is 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 management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The board of directors are also responsible for overseeing the Company's financial reporting process.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements 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 the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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 financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and 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 Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system 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 management.
- Conclude on the appropriateness of management's 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 Company's ability to continue as a going concern. 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 statements 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 financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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. From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on other legal and regulatory requirements

As required by Section 143(3) of the Act, we report that:

(a) We have obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.

(b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.

(c) The Balance Sheet, Statement of Profit and Loss, the Cash Flow Statement and Statement of changes in equity dealt with by this Report are in agreement with the books of account.

(d) In our opinion, Consolidated Ind AS financial statements comply with the Accounting Standards specified under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 and Companies (Accounting Standards) Amendment Rules, 2016.

(e) On the basis of the written representations received from the directors as on 31st March, 2021 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2021 from being appointed as a director in terms of Section 164 (2) of the Act.

Chartered Accountants

(f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in “Annexure A”; and

(g) With respect to the other matters related to the Auditors’ Report in accordance with Rule 11 of the Companies (Audit & Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

- i. The consolidated financial statements disclose the impact of pending litigations on the consolidated financial position of the Group. Refer Note 21(24)(2) to the consolidated financial statements;
- ii. The holding and subsidiary Company does not have any material foreseeable losses in long-term contracts including derivative contracts; and
- iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Holding Company and subsidiary companies incorporated in India.

**For Gada Chheda & Co. LLP
Chartered Accountants**



**CA Ronak Gada
Partner
Membership No.146825
FRN: W100059**

**Place: Mumbai
Date: 27.05.2021
UDIN: 21146825AAAAJA7814**

Annexure - A to the Auditors' Report

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

In conjunction with our audit of the consolidated financial statements of the Company as of and for the year ended 31 March 2021, we have audited the internal financial controls over financial reporting of BSEL Infrastructure Realty Limited ("the Holding Company") and its subsidiary companies as of that date.

Management's Responsibility for Internal Financial Controls

The Respective Board of Directors of the Holding Company and its subsidiary companies are responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India ("ICAI"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based

on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.

Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorization of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Holding Company and its subsidiary companies, which are companies incorporated outside India, have, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31 March 2021, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the ICAI.

**For Gada Chheda & Co. LLP
Chartered Accountants**



**CA Ronak Gada
Partner**

Membership No.146825

FRN: W100059

Place: Mumbai

Date: 27.05.2021

21146825AAAAJA7814

BSEL INFRASTRUCTURE REALTY LIMITED

CIN:L99999MH1995PLC094498

Regd. Office: 737, 7th Floor, The Bombay Oilseeds and Oils Exchange Premises Co-op Sty. Ltd., The Commodity Exchange, Plot No.2,3 & 4, Sector-19-A, Vashi, Navi Mumbai-400705.

Telephone : 91 22 27844401; Email : info@bsel.com website:www.bsel.com

STATEMENT OF AUDITED CONSOLIDATED FINANCIALS RESULTS FOR THE QUARTER & TWELVE MONTHS ENDED MARCH 31, 2021

(Rupees in lakhs)

Sr. No.	Particulars	3 Months Ended 31-03-2021	3 Months Ended 31-12-2020	Corresponding 3 Months Ended in Previous Year 31-03-2020	Year Ended 31-03-2021	Year Ended 31-03-2020
		(Audited)	(Unaudited)	(Audited)	(Audited)	(Audited)
1	Income from Operations					
	a) Revenue from Operations	-	-	-	-	3.92
	b) Other Income	39.37	22.93	5.55	205.84	(431.81)
	Total Income	39.37	22.93	5.55	205.84	(427.89)
2	EXPENSES					
	a) Cost of materials consumed	-	-	-	-	-
	b) Purchase of stock in trade	-	-	-	-	-
	c) Changes in inventories of finished goods, Work in progress and Stock-in-Trade	-	-	-	-	-
	d) Employee benefit expenses	3.58	3.59	5.19	12.36	25.98
	e) Finance cost	-	-	-	-	-
	f) Depreciation and amortisation Expense	0.78	0.80	0.80	3.21	3.34
	g) Conveyance & Transportation	0.19	0.18	0.09	0.46	60.63
	h) Bse/Nse SOP Fines	-	-	-	-	51.22
	i) Other expenditure	12.56	13.10	9.81	48.70	81.45
	Total Expenses	17.11	17.67	15.89	64.73	222.62
3	Profit/(Loss) before exceptional items and tax (1-2)	22.26	5.26	(10.34)	141.11	(650.51)
4	Exceptional items	-	-	-	-	-
5	Profit/ (Loss) before tax (3-4)	22.26	5.26	(10.34)	141.11	(650.51)
6	TAX EXPENSES					
	a) Current Year Tax	35.93	-	-	35.93	-
	b) Earlier Year Tax	0.90	55.21	-	56.11	1.56
	c) Deferred Tax	-	-	-	-	-
	Total Tax Expenses	36.83	55.21	-	92.04	1.56
7	Profit/ (Loss) for the period (6-7)	(14.57)	(49.95)	(10.34)	49.07	(652.07)
	Attributable to:					
	Shareholders of the Company	(14.57)	(49.95)	(10.34)	49.07	(652.07)
	Non controlling interest	-	-	-	-	-
8	Other Comprehensive income for the period (Not to be considered for EPS)	-	-	-	-	-
9	Total Comprehensive income for the period (7+8)	(14.57)	(49.95)	(10.34)	49.07	(652.07)
	Attributable to:					
	Shareholders of the Company	(14.57)	(49.95)	(10.34)	49.07	(652.07)
	Non controlling Interest	-	-	-	-	-
10	Paid-up equity share capital (face value Rs. 10/- each)	8,261.68	8,261.68	8,261.68	8,261.68	8,261.68
11	Reserve excluding Revaluation Reserves	-	-	-	-	28,594.92
12	Earnings per Equity shares					
	(1) Basic EPS (not annualised)	(0.02)	(0.06)	(0.01)	0.06	(0.79)
	(2) Diluted EPS (not annualised)	(0.02)	(0.06)	(0.01)	0.06	(0.79)

Notes:

- The above Consolidated results for the quarter and year ended 31st March, 2021 have been reviewed by the Audit Committee, and approved by the Board of Directors at their meeting held on May 27, 2021. The statutory auditors of the Company have audited the above consolidated financial results for the quarter and year ended March 31, 2021.
- The Company has adopted Indian Accounting Standards ("Ind AS") from 31.03.2017 and accordingly the Financial Results are prepared in accordance with the principles stated therein, prescribed under section 133 of the Companies Act, 2013.
- There was not any investor complaint pending at the beginning of the current quarter, also no complaint/request was received during the quarter, hence there is no any investor complaint pending at the end of the quarter.
- There is no impact of the CoVID-19 pandemic on above financial statements as there is no trading activities in the Company during the quarter.
- The statement includes the results for the quarter ended March 31, 2021 being the balancing figures between audited figures in respect of full financial year and the published year to date figures up to the third quarter of the current financial year which were subject to limited review by us.
- The segment wise details as per Accounting Standard 17 is not applicable as there are no segments.
- Previous Year's and previous quarter's figures have been regrouped and rearranged wherever necessary.

Place : Navi Mumbai

Date : May 27, 2021



for BSEL Infrastructure Realty Ltd.

Kanakiya
Director

DIN : 00266631

BSEL INFRASTRUCTURE REALTY LIMITED

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

Particulars	Rupees	
	Current Year 31/03/2021	Previous Year 31/03/2020
A. CASH FLOW FROM OPERATING ACTIVITIES		
Net profit before tax & extraordinary items	1,41,10,378	(6,50,50,771)
Adjustments for :		
Extra Ordinary Items	-	-
Depreciation	3,21,446	3,33,607
Other Income	(2,05,84,060)	4,31,81,046
Operating profits before working capital changes	(61,52,236)	(2,15,36,118)
Adjustments for :		
Trade Receivable	11,63,96,007	(33,44,62,547)
Deposits (Assets), Loans & Advances & Other Assets	27,00,938	8,32,651
Inventories	9,94,84,541	(27,25,81,021)
Provision for Tax	(35,92,780)	-
Provision for Tax of Earlier Years	(56,11,029)	(1,55,861)
Provision for Deferred Tax	-	-
Trade Payable and other liabilities	(12,27,34,043)	33,71,97,650
Other Income	-	-
Net cash from operating activities	8,04,91,398	(29,07,05,246)
B. CASH FLOW FROM INVESTING ACTIVITIES		
Foreign Currency Translation Reserve	(8,99,21,713)	24,63,59,733
Sale/(Purchase) of investment	(1,28,29,444)	8,27,49,466
Sale/(Purchase) of fixed assets	(13,136)	30,75,371
Other Income	2,05,84,060	(4,31,81,046)
Net cash from investing activities	(8,21,80,233)	28,90,03,524
C. CASH FLOW FROM FINANCING ACTIVITIES		
	-	-
Net increase/(decrease) in cash & cash equivalent	(16,88,835)	(17,01,722)
Cash & cash equivalent opening balance	2,46,96,721	2,63,98,443
Cash & cash equivalent closing balance	2,30,07,886	2,46,96,721

For BSEL INFRASTRUCTURE REALTY LIMITED

Place : Navi Mumbai
Date : 27.05.2021

D R Devrukhkar
Disha R Devrukhkar
Director
: 05156891

Kirif R Kanakiya
Kirif R Kanakiya
Executive Director
DIN : 00266631



Bhavik Soni
Bhavik Soni
Director/CFO
DIN : 08940749

Alpa Hakani
Alpa Hakani
Company Secretary
ACS: 48723

AUDITOR'S CERTIFICATE

We have examined the attached Consolidated Cash Flow Statement of M/S. BSEL INFRASTRUCTURE REALTY LIMITED, for the year ended 31st March, 2021. The statement has been prepared by the Company in accordance with the requirements of Clause 32 of listing agreement with Stock Exchanges and is based on and in agreement with the corresponding Balance Sheet of the Company covered by our report of even date to the members of the Company.

For Gada Chheda & Co. LLP
Chartered Accountants



CA Ronak Gada
Partner
Membership No.146825
FRN: W100059

Place : Mumbai

Date : 27.05.2021
21146825AAAAJA7814

BSEL INFRASTRUCTURE REALTY LIMITED

CIN:L99999MH1995PLC094498

Regd. Office:737, 7th Floor, The Bombay Oilseeds and Oils Exchange Premises Co-op. Sty.Ltd.,

The Commodity Exchange, Plot No.2,3 & 4, Sector-19-A, Vashi, Navi Mumbai-400705.

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

Audited Statement of Standalone and Consolidated Assets and Liabilities as at March 31, 2021

(Rs. in Lakhs)

	Standalone		Consolidated	
	As At 31.03.2021 (Audited)	As At 31.03.2020 (Audited)	As At 31.03.2021 (Audited)	As At 31.03.2020 (Audited)
I ASSETS				
A Non-current assets				
Property, Plant and Equipment	127	130	126	130
Capital work-in-progress	-	-	-	-
Investment Property	-	-	-	-
Goodwill	-	-	-	-
Other Intangible assets	-	-	-	-
Equity Accounted Investments (Investments in Associates and Joint ventures)	-	-	-	-
Financial Assets				
Investments	8,157	8,209	2,176	2,048
Loans	41,045	42,281	16	16
Others financial assets	168	169	169	169
Other non-current assets	-	1	-	1
Total Non current assets	49,497	50,790	2,487	2,364
B Current assets				
Inventories	2,333	2,333	35,332	36,326
Financial Assets				
Investments	-	-	-	-
Trade receivables	1,166	1,166	39,751	40,915
Cash and cash equivalents	207	223	230	247
Loans	25	26	25	26
Others financial assets	-	-	-	-
Current Tax Assets (Net)	-	-	-	-
Other current assets	8	33	8	32.53
Total Current assets	3,739	3,781	75,346	77,547
TOTAL ASSETS	53,236	54,571	77,833	79,911
II EQUITY AND LIABILITIES				
A EQUITY				
Equity Share capital	8,262	8,262	8,262	8,262
Other Equity	44,927	46,295	27,744	28,595
Total Equity	53,189	54,557	36,006	36,857
LIABILITIES				
B Non-current liabilities				
Financial Liabilities				
Borrowings	-	-	-	-
Trade payables	-	-	-	-
Other financial liabilities	-	2	-	2
Provisions	-	-	-	-
Deferred tax liabilities (Net)	-	-	-	-
Other non-current liabilities	-	-	-	-
Total Non Current Liabilities	-	2	-	2
C Current liabilities				
Financial Liabilities				
Borrowings	-	-	-	-
Trade payables	9	8	2,344	2,413
Other financial liabilities	35	-	192	161
Other current liabilities	2	3	39,291	40,476
Provisions	1	1	1	2
Current Tax Liabilities (Net)	-	-	-	-
Total current Liabilities	47	12	41,827	43,052
TOTAL -EQUITY & LIABILITIES	53,236	54,571	77,833	79,911

Date : May 27, 2021

Place : Navi Mumbai



for BSEL Infrastructure Realty Ltd.

(Signature)
Kirit R Kanakiva
Director
DIN : 00266631

BSEL INFRASTRUCTURE REALTY LIMITED

CIN : L99999MH1995PLC094498

Regd. Office : 737, 7th Floor, The Bombay Oilseeds & Oils Exchange Premises Co-op, Soc. Ltd.,
The Commodity Exchange, Plot No. 2,3 & 4, Sector-19-A, Vashi, Navi Mumbai-400 705.
Tel. : +91-22-6512 3124, Tele fax : +91 22 2784 4401, webside : www. bsel.com



Date: 27th May, 2021

To, BSE Limited Corporate Relationship Department Phiroze Jeejeebhoy Towers Dalal Street; Fort Mumbai 400 001 Script Code: 532123 ISIN: INE395A01016	National Stock Exchange of India Ltd. Exchange Plaza, 5th Floor Plot No. C/1, G Block; Bandra (East) Mumbai 400 051 Symbol: BSELINFRA ISIN: INE395A01016
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Dear Sirs,

Sub: Declaration pursuant to Regulation 33 (3) (d) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

In terms of Regulation 33 (3) (d) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we confirm that the Statutory Auditors of the Company, M/s. Gada Chheda & Co. LLP (FRN: W100059) have issued an Audit Report (Standalone and Consolidated) with unmodified opinion on the Audit Financial Results of the Company for the year ended March 31, 2021.

Kindly take the same on your record and oblige.

Yours Faithfully,

For BSEL Infrastructure Realty Limited

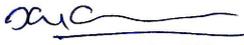
A handwritten signature in blue ink, appearing to read 'Bhavik Soni', is written over a horizontal line.

Bhavik Soni
Chief Financial Officer



Form A

(For Audit report with unmodified opinion)

Name of the Company	BSEL Infrastructure Realty Limited
Annual Financial Statements for financial year ended	31st March, 2021
Type of Audit Observation	Unmodified
Frequency of Observation	Not Applicable
To be signed by:	
<ul style="list-style-type: none"> Kirit Ramniklal Kanakiya Executive Director 	 
<ul style="list-style-type: none"> Bhavik Soni CFO 	 
<ul style="list-style-type: none"> Vipul Narendrabhai Chauhan Audit Committee Chairman 	 
<ul style="list-style-type: none"> Gada Chheda & Co. LLP Chartered Accountants (Auditor of the Company) 	 