

BSEL INFRASTRUCTURE REALTY LIMITED

AN ISO 9001 : 2000 COMPANY

Ref: BSEL/RLG 103/BSE /09

Date: October 31, 2009

The Manager,
The Corporate Relation Department
Bombay Stock Exchange Limited
P.J. Towers, Dalal Street,
Mumbai- 400 001.



Sub: Consolidated Un-audited Financial Results for the Quarter and Half Year Ended September 30, 2009 and Outcome of the Board Meeting held on October 31, 2009

Ref: Clause 41 of Listing Agreement

Dear Sir,

With reference to the captioned subject, we hereby inform that the Board of Directors of the Company in the meeting today has taken, inter alia following decisions:

1. The Board has approved the Unaudited Financial Results for the quarter and half year ended 30th September 2009 as reviewed by the Audit Committee and is subject to the limited review by the Statutory Auditors of the Company. The highlights of the results are as under:
 - a. The Company has recorded the Net Loss of Rs. 62.02 Lacs for the quarter ended 30th September 2009 as compared to Net profit of Rs. 38.30 Lacs in the previous year. Total Income for the quarter has been recorded at Rs. 47.63 Lacs as compared to Rs.113.57 Lacs in the previous year for the same quarter.
 - b. The Consolidated Net Loss for the quarter has been recorded at Rs. 92.12 Lacs as compared to Net Profit of Rs. 233.78 Lacs in the previous year. Consolidated Total Income for the quarter has been recorded at Rs. 186.94 Lacs as compared to RS. 856.58 Lacs in the previous year. Consolidated Net profit for the half year ended 30th September 2009 has been recorded at 590.36 Lacs as compared to Rs. 621.77 Lacs for the same period in the previous year. EPS for the quarter stands at Re.(0.11) and at Re.0.71 for the half year ended on that date.

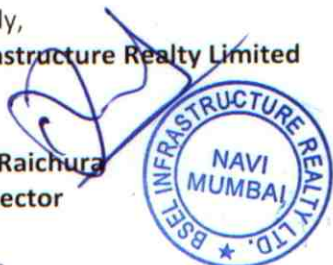
The Copy of the Unaudited Financial Results for the quarter ended 30th September 2009 is enclosed herewith in the prescribed format for your record.

Kindly consider the above for your record. We request you to take all measures including putting this outcome and result on your notice board /website so that the information is made available to the public.

Thanking You,

Yours Sincerely,
For BSEL Infrastructure Realty Limited

Dharmendra Raichura
Managing Director



Encl: As above

.CC: 1. National Stock Exchange of India Ltd.

BSEL INFRASTRUCTURE REALTY LIMITED

AN ISO 9001 : 2000 COMPANY



UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30TH SEPTEMBER 2009

(Rupees in Lacs except for shares and earning per share)

STANDALONE					Sr. No.	Particulars	CONSOLIDATED				
Quarter Ended		Half Year Ended		Financial Year Ended			Quarter Ended		Half Year Ended		Financial Year Ended
Unaudited		Unaudited		Audited			Unaudited		Unaudited		Audited
30.09.2009	30.09.2008	30.09.2009	30.09.2008	31.03.2009			30.09.2009	30.09.2008	30.09.2009	30.09.2008	31.03.2009
-	77.78	40.89	95.13	123.11	1	a. Net Sales/Income From Operation	134.85	833.65	2,776.89	2,184.20	11,085.14
38.19	-	44.62	-	749.86		b. Other Operating Income	38.19	-	44.62	-	749.86
-	(108.56)	(2.69)	(202.66)	(513.42)	2	Expenditure	-	-	-	-	-
22.87	85.38	25.87	179.57	544.11		a. (Increase)/Decrease in stock in trade and work in progress	41.80	(608.83)	859.31	(1,292.17)	2,393.36
10.42	12.08	20.88	24.72	50.42		b. Consumption of Raw Materials	22.87	585.65	916.78	1,859.41	3,566.84
2.78	4.31	5.49	8.68	14.78		c. Employees Cost	20.56	30.45	44.40	62.04	107.97
47.74	36.42	65.55	80.32	190.87		d. Depreciation	14.49	14.47	29.09	25.28	60.51
83.81	29.63	115.10	90.63	286.76		e. Other Expenditure	146.02	510.88	378.00	828.13	1,683.76
(45.62)	48.15	(29.59)	4.50	586.21	3	Total Expenditure (a to e)	245.74	532.62	2,227.58	1,482.69	7,812.44
9.44	35.29	26.06	153.43	167.60	4	Profit/ (Loss) from Operations before Other Income, Interest & Exceptional Items (1)-(2)	(72.70)	301.03	593.93	701.51	4,022.56
(36.18)	83.94	(3.53)	157.93	753.81	5	Other Income	13.90	22.93	63.80	177.01	502.41
75.96	50.08	54.33	95.05	159.77	6	Profit/ (Loss) before Interest & Exceptional Items (3)+(4)	(58.80)	323.96	657.73	878.52	4,524.97
(62.14)	33.86	(57.86)	62.88	594.04	7	Interest	33.44	94.62	64.39	260.54	378.85
-	5.48	-	5.48	0.60	8	Profit/ (Loss) after interest but before Exceptional Items (5)-(6)	(92.24)	229.34	593.34	617.98	4,146.12
(62.14)	39.34	(57.86)	68.36	594.64	9	Exceptional Items	-	5.48	-	5.48	0.60
-	0.75	-	1.40	67.40	10	Profit/ (Loss) from Ordinary Activities Before Tax (7)+(8)	(92.24)	234.82	593.34	623.46	4,146.72
(62.14)	38.59	(57.86)	66.96	527.24	11	Tax Expenses	-	0.75	-	1.40	67.40
(0.12)	0.29	2.98	0.29	15.81	12	Net profit/ (Loss) from Ordinary Activities After Tax (9)- (10)	(92.24)	234.07	593.34	622.06	4,079.32
(62.02)	38.30	(60.84)	66.67	511.43	13	Extraordinary Items (net of Tax Exps.)	(0.12)	0.29	2.98	0.29	15.81
8,261.68	8,261.68	8,261.68	8,261.68	8,261.68	14	Net Profit/ (Loss) for the period (11)-(12)	(92.12)	233.78	590.36	621.77	4,063.51
-	-	-	-	29,052.61	15	Paid-up equity share capital (face value Rs. 10/- each fully paid up)	8,261.68	8,261.68	8,261.68	8,261.68	8,261.68
-	-	-	-	-	16	Reserves excluding Revaluation Reserves	-	-	-	-	43,937.13
(0.08)	0.05	(0.07)	0.08	0.64		Earnings per share	-	-	-	-	-
(0.08)	0.05	(0.07)	0.08	0.62		a) Basic & Diluted EPS before extraordinary items for the period, for the year to date and for the previous year (not to be annualized)	(0.11)	0.28	0.72	0.75	4.94
28,363,687	28,897,151	28,363,687	28,897,151	28,363,687	17	b) Basic & Diluted EPS after extraordinary items for the period, for the year to date and for the previous year (not to be annualized)	(0.11)	0.28	0.71	0.75	4.92
34.33%	34.98%	34.33%	34.98%	34.33%		Public Shareholding	-	-	-	-	-
Nil	Nil	Nil	Nil	Nil		- No. of Shares	28,363,687	28,897,151	28,363,687	28,897,151	28,363,687
Nil	Nil	Nil	Nil	Nil		- Percentage of Shareholding	34.33%	34.98%	34.33%	34.98%	34.13%
Nil	Nil	Nil	Nil	Nil	18	Promoters and promoter group	-	-	-	-	-
27,671,953	27,138,489	27,671,953	27,138,489	27,671,953		a) Pledged/Encumbered Number of shares	Nil	Nil	Nil	Nil	Nil
100%	100%	100%	100%	100%		-Percentage of shares (as a % of the total shareholding of promoter and promoter group)	Nil	Nil	Nil	Nil	Nil
33.49%	32.85%	33.49%	32.85%	33.49%		-Percentage of shares (as a % of the total share capital of the company)	Nil	Nil	Nil	Nil	Nil
-	-	-	-	-		b) Non-encumbered Number of shares	27,671,953	27,138,489	27,671,953	27,138,489	27,671,953
-	-	-	-	-		-Percentage of shares (as a % of the total shareholding of promoter and promoter group)	100%	100%	100%	100%	100%
-	-	-	-	-		-Percentage of shares (as a % of the total share capital of the company)	33.49%	32.85%	33.49%	32.85%	33.49%

Notes:

- The above results have been taken on record by the Audit Committee and Board of Directors at their meeting held on October 31, 2009 and are subject to the limited review by the statutory auditors of the company.
- There were no investors complaint pending at the beginning of the quarter. 2 (Two) complaints were received during the quarter and duly resolved. Nil complaint was pending at the end of the quarter.
- The segment wise details as per Accounting Standard 17 is not applicable as there are no segments.
- The Standalone results are available on the website of the Company www.bsel.com and website of the BSE, NSE.
- Previous Year's and previous quarter's figures have been regrouped and rearranged wherever necessary.

Date : 31.10.2009
Place : Navi Mumbai



For BSEL Infrastructure Realty Ltd.

Dharmendra Raichura
Managing Director

Priya Singhal
Company Secretary