

BSEL INFRASTRUCTURE REALTY LIMITED

Ref: BSEL/RLG 103/BSE /10

AN ISO 9001 : 2000 COMPANY

Date: January 30, 2010



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 Nine Months Ended December 31, 2009 and Outcome of the Board Meeting held on January 30, 2010

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 nine months ended December 31, 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 Consolidated Net Profit for the quarter has been recorded at Rs. 42.41 Lacs and the Consolidated Total Income for the quarter has been recorded at Rs. 315.26 Lacs.
 - b. Consolidated Net profit for the nine months ended 31st December, 2009 is Rs. 632.77Lacs. Consolidated EPS for the nine months ended stands at Re.0.77.

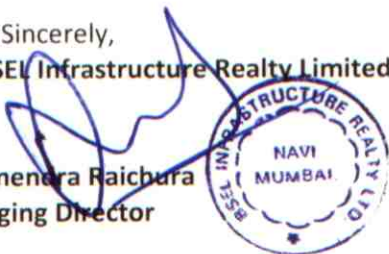
The Copy of the Unaudited Financial Results for the quarter ended 31st December, 2009 is enclosed herewith in the prescribed format for your record.

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 LTD.
UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31ST DECEMBER, 2009

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

Quarter Ended	STAND ALONE				Sr. No.	Particulars	CONSOLIDATED				
	Nine Months Ended		Financial Year Ended				Quarter Ended		Nine Months Ended		Financial Year Ended
	Unaudited		Unaudited				Unaudited		Unaudited		Audited
	31.12.2009	31.12.2008	31.12.2009	31.12.2008			31.12.2009	31.12.2008	31.12.2009	31.12.2008	31.03.2009
-	17.48	40.89	112.61	123.11	1	a. Net Sales/Income From Operation	244.92	2,758.57	3,021.81	4,942.77	11,085.14
30.75	644.17	75.37	644.17	749.86		b. Other Operating Income	30.75	644.17	75.37	644.17	749.86
-	(240.32)	(2.69)	(442.98)	(513.42)	2	Expenditure	-	-	-	-	-
11.46	287.82	37.34	467.39	544.11	a	(Increase)/Decrease in stock in trade and work in progress:	87.14	1,377.19	946.45	85.02	2,393.36
1.88	6.27	9.42	12.78	19.46	b	Consumption of Raw Materials	11.46	287.82	928.25	2,147.23	3,566.84
-	-	-	-	-	c	Professional Fees	32.72	15.34	66.83	35.70	150.03
8.01	15.02	28.88	39.74	50.42	d	Brokerage & Commission	23.92	101.47	230.35	305.77	440.86
2.77	3.26	8.26	11.94	14.78	e	Employees Cost	17.41	29.41	61.80	91.45	107.97
30.95	63.38	91.94	137.19	171.41	f	Depreciation	12.44	14.65	41.53	39.93	60.51
55.07	135.43	173.15	226.06	286.76	g	Other Expenditure	54.54	301.33	194.98	904.80	1,092.87
						Total Expenditure (a to g)	239.63	2,127.21	2,470.19	3,609.90	7,812.44
(24.32)	526.22	(56.89)	530.72	586.21	3	Profit/ (Loss) from Operations before Other Income, Interest & Exceptional Items (1)-(2)					
31.92	4.32	57.98	157.75	167.60	4	Other Income	36.04	1,275.53	626.99	1,977.04	4,022.56
7.60	530.54	1.09	688.47	753.81	5	Profit/ (Loss) before Interest & Exceptional Items (3)+(4)	39.59	135.31	103.39	312.32	502.41
28.32	33.27	82.65	128.32	159.77	6	Interest	75.63	1,410.84	730.38	2,289.36	4,524.97
(20.72)	497.27	(81.56)	560.15	594.04	7	Profit/ (Loss) after Interest but before Exceptional Items (5)-(6)	28.42	33.27	92.81	293.81	378.85
-	(4.88)	-	0.60	0.60	8	Exceptional Items	47.21	1,377.57	637.57	1,995.55	4,146.12
(20.72)	492.39	(81.56)	560.75	594.64	9	Profit/ (Loss) from Ordinary Activities Before Tax (7)+(8)	-	(4.88)	-	0.60	0.60
-	50.40	-	51.80	67.40	10	Tax Expenses	47.21	1,372.69	637.57	1,996.15	4,146.72
(20.72)	441.99	(81.56)	508.95	527.24	11	Net profit/ (Loss) from Ordinary Activities After Tax (9)- (10)	-	50.40	-	51.80	67.40
4.80	-	4.80	0.29	15.81	12	Extraordinary Items (net of Tax Exps.)	47.21	1,322.29	637.57	1,944.35	4,079.32
(25.52)	441.99	(86.36)	508.66	511.43	13	Net Profit/ (Loss) for the period (11)-(12)	4.80	-	4.80	0.29	15.81
8,261.68	8,261.68	8,261.68	8,261.68	8,261.68	14	Paid-up equity share capital (face value Rs. 10/- each fully paid up)	42.41	1,322.29	632.77	1,944.06	4,063.51
-	-	-	-	29,052.61	15	Reserves excluding Revaluation Reserves	8,261.68	8,261.68	8,261.68	8,261.68	8,261.68
					16	Earnings per share	-	-	-	-	43,937.13
(0.03)	0.53	(0.10)	0.62	0.64	a)	Basic & Diluted EPS before extraordinary items for the period, for the year to date and for the previous year (not to be annualized)	0.06	1.60	0.77	2.35	4.94
(0.03)	0.53	(0.10)	0.62	0.62	b)	Basic & Diluted EPS after extraordinary items for the period, for the year to date and for the previous year (not to be annualized)	0.05	1.60	0.77	2.35	4.92
31,128,387	28,508,695	31,128,387	28,508,695	28,363,687	17	Public Shareholding					
37.68%	34.51%	37.68%	34.51%	34.33%	-	No. of Shares	31,128,387	28,508,695	31,128,387	28,508,695	28,363,687
					-	Percentage of Shareholding	37.68%	34.51%	37.68%	34.51%	34.33%
Nil	Nil	Nil	Nil	Nil	18	Promoters and promoter group Shareholding					
Nil	Nil	Nil	Nil	Nil	a)	Pledged/Encumbered Number of shares	Nil	Nil	Nil	Nil	Nil
Nil	Nil	Nil	Nil	Nil	-	Percentage of shares (as a % of the total shareholding of promoter and promoter group)	Nil	Nil	Nil	Nil	Nil
Nil	Nil	Nil	Nil	Nil	-	Percentage of shares (as a % of the total share capital of the company)	Nil	Nil	Nil	Nil	Nil
24,907,253	27,526,945	24,907,253	27,526,945	27,671,953	b)	Non-encumbered Number of shares	24,907,253	27,526,945	24,907,253	27,526,945	27,671,953
100%	100%	100%	100%	100%	-	Percentage of shares (as a % of the total shareholding of promoter and promoter group)	100.00%	100.00%	100.00%	100.00%	100%
30.15%	33.32%	30.15%	33.32%	33.49%	-	Percentage of shares (as a % of the total share capital of the company)	30.15%	33.32%	30.15%	33.32%	33.49%

Notes:

- The above results have been taken on record by the Audit Committee and Board of Directors at their meeting held on January 30, 2010 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. 1(one) complaints was 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.

Place: Navi Mumbai
 Date: 30th January 2010


 For BSEL Infrastructure Realty Limited
 NAVI MUMBAI.
 Dharmendra Rakhura
 Managing Director & Compliance Officer

AN ISO 9001 : 2000 COMPANY

BSEL INFRASTRUCTURE REALTY LIMITED

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