

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: 2nd November, 2020

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 November 02, 2020.

This is to inform you that at the meeting of Board of Directors of the Company held today i.e. on Monday, November 02, 2020, which commenced at 4.00 p.m. and concluded at 5.00 p.m., the Board has *inter-alia* approved the Unaudited Financial results (Standalone and Consolidated) for the quarter and half year ended September 30, 2020.

Pursuant to Regulation 33 of the SEBI Listing Regulations, the Unaudited Financial Results for the quarter and half year ended September 30, 2020, along with Limited Review Report issued by Statutory Auditors of the Company 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

Encl: a/a

BSEL INFRASTRUCTURE REALTY LIMITED

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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@bssel.com website:www.bssel.com

STATEMENT OF UNAUDITED CONSOLIDATED FINANCIALS RESULTS FOR THE QUARTER & HALF YEAR ENDED SEPTEMBER 30, 2020

(Rupees In lakhs)

Sr. No.	Particulars	3 Months Ended 30-09-2020	3 Months Ended 30-06-2020	Corresponding 3 Months Ended in Previous Year 30-09-2019	Half Year Ended 30-09-2020	Corresponding Half Year Ended 30-09-2019	Year Ended 31-03-2020
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	Income from Operations						
	a) Revenue from Operations	-	-	-	-	0.95	3.92
	b) Other Income	47.03	96.50	(325.12)	143.53	(475.45)	(431.81)
	Total Income	47.03	96.50	(325.12)	143.53	(474.50)	(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	2.64	2.55	6.79	5.19	15.35	25.98
	e) Finance cost	-	-	-	-	-	-
	f) Depreciation and amortisation Expense	0.82	0.81	0.82	1.63	1.72	3.34
	g) Conveyance & Transportation	0.08	0.01	60.39	0.09	60.39	60.63
	h) Bse/Nse SOP Fines	-	-	47.79	-	47.79	51.22
	i) Other expenditure	12.96	10.07	17.60	23.03	60.56	81.45
	Total Expenses	16.50	13.44	133.39	29.94	185.81	222.62
3	Profit/(Loss) before exceptional items and tax (1-2)	30.53	83.06	(458.51)	113.59	(660.31)	(650.51)
4	Exceptional items	-	-	-	-	-	-
5	Profit/ (Loss) before tax (3-4)	30.53	83.06	(458.51)	113.59	(660.31)	(650.51)
6	TAX EXPENSES						
	a) Current Year Tax	-	-	-	-	-	-
	b) Earlier Year Tax	-	-	-	-	-	1.56
	c) Deferred Tax	-	-	-	-	-	-
	Total Tax Expenses	-	-	-	-	-	1.56
7	Profit/ (Loss) for the period (6-7)	30.53	83.06	(458.51)	113.59	(660.31)	(652.07)
	Attributable to:						
	Shareholders of the Company	30.53	83.06	(458.51)	113.59	(660.31)	(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)	30.53	83.06	(458.51)	113.59	(660.31)	(652.07)
	Attributable to:						
	Shareholders of the Company	30.53	83.06	(458.51)	113.59	(660.31)	(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	8,261.68
11	Reserve excluding Revaluation Reserves	-	-	-	-	-	28,594.92
12	Earnings per Equity shares						
	(1) Basic EPS (not annualised)	0.04	0.10	(0.55)	0.14	(0.80)	(0.79)
	(2) Diluted EPS (not annualised)	0.04	0.10	(0.55)	0.14	(0.80)	(0.79)

Notes:

- The above standalone results for the quarter ended 30th September, 2020 have been reviewed by the Audit Committee, and approved by the Board of Directors at their meeting held on November 02, 2020. The statutory auditors of the Company have conducted the Limited Review of the above financial results for the quarter ended September 30, 2020.
- 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 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 : November 02, 2020



for BSEL Infrastructure Realty

[Signature]

Kirit R Kanakiya
Director
DIN : 00266631

BSEL INFRASTRUCTURE REALTY LIMITED

Unaudited Statement of Standalone and Consolidated Assets and Liabilities as at September 30, 2020

(Rs. In Lakhs)

	Standalone		Consolidated	
	As At 30.09.2020 (Unaudited)	As At 31.03.2020 (Audited)	As At 30.09.2020 (Unaudited)	As At 31.03.2020 (Audited)
I ASSETS				
A Non-current assets				
Property, Plant and Equipment	128	130	128	130
Capital work-in-progress	-	-	-	-
Investment Property	-	-	-	-
Financial Assets				
Investments	8,169	8,209	2,162	2,048
Loans	41,231	42,281	16	16
Others financial assets	169	169	169	169
Other non-curren assets	2	2	1	1
Total Non current assets	49,699	50,791	2,476	2,364
B Current assets				
Inventories	2,333	2,333	35,482	36,326
Financial Assets				
Investments	-	-	-	-
Trade receivables	1,166	1,166	39,927	40,915
Cash and cash equivalents	221	223	244	247
Loans	32	26	32	26
Others financial assets	-	-	-	-
Current Tax Assets (Net)	-	-	-	-
Other current assets	33	33	33	32.53
Total Current assets	3,785	3,781	75,718	77,547
TOTAL ASSETS	53,484	54,572	78,194	79,911
II EQUITY AND LIABILITIES				
A EQUITY				
Equity Share capital	8,262	8,262	8,262	8,262
Other Equity	45,205	46,296	27,945	28,595
Total Equity	53,467	54,558	36,207	36,857
LIABILITIES				
B Non-current liabilities				
Financial Liabilities				
Borrowings	-	-	-	-
Trade payables	-	-	-	-
Other financial liabilities	2	2	2	2
Provisions	-	-	-	-
Deferred tax liabilities (Net)	-	-	-	-
Other non-current liabilities	-	-	-	-
Total Non Current Liabilities	2	2	2	2
C Current liabilities				
Financial Liabilities				
Borrowings	-	-	-	-
Trade payables	8	8	2,354	2,413
Other financial liabilities	-	-	157	161
Other current liabilities	6	3	39,473	40,476
Provisions	1	1	1	2
Current Tax Liabilities (Net)	-	-	-	-
Total current Liabilities	15	12	41,985	43,052
TOTAL -EQUITY & LIABILITIES	53,484	54,572	78,194	79,911

Date : November 02, 2020

for BSEL Infrastructure Realty Ltd.

Place : Navi Mumbai



Kirit R Kanakiya

Kirit R Kanakiya
Director
DIN : 00266631

BSEL INFRASTRUCTURE REALTY LIMITED

CASH FLOW STATEMENT FOR THE HALF YEAR ENDED 30TH SEPTEMBER, 2020

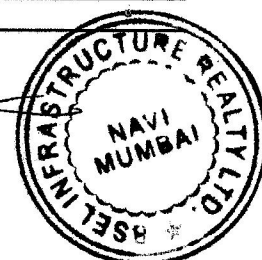
Rupees

Particulars	Current Year 30/09/2020	Previous Year 31/03/2020
A. CASH FLOW FROM OPERATING ACTIVITIES		
Net profit before tax & extraordinary items	1,13,59,006	(6,52,67,220)
Adjustments for :		
Extra Ordinary Items	-	-
Depreciation	1,62,823	3,33,607
Other Income	(1,43,53,260)	4,31,81,046
Operating profits before working capital changes	(28,31,431)	(2,17,52,567)
Adjustments for :		
Trade Receivable	91	(1,57,33,758)
Deposits (Assets), Loans & Advances & Other Assets	10,44,19,211	(33,81,05,097)
Inventories	-	-
Provision for Tax	-	-
Provision for Tax of Earlier Years	-	(1,55,861)
Provision for Deferred Tax	-	-
Trade Payable and other liabilities	2,76,385	(76,95,364)
Other Income	-	-
Net cash from operating activities	10,18,64,256	(38,34,42,647)
B. CASH FLOW FROM INVESTING ACTIVITIES		
Foreign Currency Translation Reserve	(12,03,58,572)	38,83,09,572
Sale/(Purchase) of investment	39,41,764	3,33,48,466
Sale/(Purchase) of fixed assets	-	30,75,371
Other Income	1,43,53,260	(4,31,81,046)
Net cash from investing activities	(10,20,63,548)	38,15,52,363
C. CASH FLOW FROM FINANCING ACTIVITIES		
	-	-
	-	-
Net increase/(decrease) in cash & cash equivalent	(1,99,292)	(18,90,284)
Cash & cash equivalent opening balance	2,23,45,183	2,42,35,467
Cash & cash equivalent closing balance	2,21,45,891	2,23,45,183

For BSEL INFRASTRUCTURE REALTY LIMITED

Disha R Devrukhkar
Disha R Devrukhkar
Director
DIN : 05156891

Kirit R Kanakiya
Kirit R Kanakiya
Executive Director
DIN : 00266631



Place : Navi Mumbai
Date : 02.11.2020

AUDITOR'S CERTIFICATE

We have examined the attached Cash Flow Statement of M/S. BSEL INFRASTRUCTURE REALTY LIMITED, for the half year ended 30th September, 2020. 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 : 02.11.2020

CA Ronak Gada
Partner
Membership No.146825
FRN: W100059

BSEL INFRASTRUCTURE REALTY LIMITED

CONSOLIDATED CASH FLOW STATEMENT FOR THE HALF YEAR ENDED 30TH SEPTEMBER, 2020

Rupees

Particulars	Current Year 30/09/2020	Previous Year 31/03/2020
A. CASH FLOW FROM OPERATING ACTIVITIES		
Net profit before tax & extraordinary items	1,13,59,006	(6,50,50,771)
Adjustments for :		
Extra Ordinary Items	-	-
Depreciation	1,62,823	3,33,607
Other Income	(1,43,53,260)	4,31,81,046
Operating profits before working capital changes	(28,31,431)	(2,15,36,118)
Adjustments for :		
Trade Receivable	9,87,91,111	(33,44,62,547)
Deposits (Assets), Loans & Advances & Other Assets	(6,27,106)	8,32,651
Inventories	8,44,87,371	(27,25,81,021)
Provision for Tax	-	-
Provision for Tax of Earlier Years	-	(1,55,861)
Provision for Deferred Tax	-	-
Trade Payable and other liabilities	(10,66,94,580)	33,71,97,650
Other Income	-	-
Net cash from operating activities	7,31,25,365	(29,07,05,246)
B. CASH FLOW FROM INVESTING ACTIVITIES		
Foreign Currency Translation Reserve	(7,63,66,128)	24,63,59,733
Sale/(Purchase) of investment	(1,13,70,236)	8,27,49,466
Sale/(Purchase) of fixed assets	-	30,75,371
Other Income	1,43,53,260	(4,31,81,046)
Net cash from investing activities	(7,33,83,104)	28,90,03,524
C. CASH FLOW FROM FINANCING ACTIVITIES		
	-	-
Net increase/(decrease) in cash & cash equivalent	(2,57,739)	(17,01,722)
Cash & cash equivalent opening balance	2,46,96,721	2,63,98,443
Cash & cash equivalent closing balance	2,44,38,982	2,46,96,721

For BSEL INFRASTRUCTURE REALTY LIMITED

Place : Navi Mumbai
Date : 02.11.2020

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

Kiril R Kanakiya
Kiril R Kanakiya
Executive Director
DIN : 00266631



AUDITOR'S CERTIFICATE

We have examined the attached Consolidated Cash Flow Statement of M/S. BSEL INFRASTRUCTURE REALTY LIMITED, for the half year ended 30th September, 2020. 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 : 02.11.2020

CA Ronak Gada
Partner
Membership No.146825
FRN: W100059