



Surana Group

BHAGYANAGAR PROPERTIES LIMITED

(Formerly Bhagyanagar Properties Private Limited)

5th Floor, Surya Towers,

Sardar Patel Road,

Secunderabad-3, Telangana, India.

Tel : +91 40 27845119/27841198/44665700

Fax : +91-40-27848651/27818868

E.mail : surana@surana.com

Website : <http://www.surana.com>

CIN No.: L70102TG2006PLC050010

Date: 23rd May, 2019

BPL/SECT/ 012 /19-20

The Secretary National Stock Exchange of India Ltd., Exchange Plaza, C-1, Block G, Bandra Kurla Complex, Bandra (E) Mumbai – 400 051	The Secretary, BSE Limited Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400 001
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Dear Sir/Madam,

Sub: Outcome of the Board Meeting – Reg.,

Ref: Our Letter No. BPL/SECT/012/19-20 dated 13th May, 2019

This is to submit that the meeting of Board of Directors of the Company held on 23rd May, 2019 inter-alia approved the audited standalone & consolidated financial statements and reports thereon for the quarter/ financial year ended 31st March, 2019;

Pursuant to Regulation 33 of SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015, the Statements showing the audited standalone & consolidated financial results for the quarter/financial year ended 31st March, 2019 along with the report of the statutory auditors and declaration of unmodified opinion thereon are enclosed herewith.

We request you to kindly take the above information on record.

Thanking you,

Yours faithfully,

For **BHAGYANAGAR PROPERTIES LIMITED**

ROHIT JAIN
COMPANY SECRETARY



Encl: A/a



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BHAGYANAGAR PROPERTIES LIMITED

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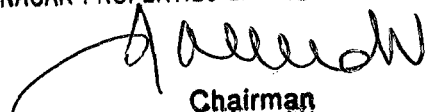
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STATEMENT OF AUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED AND YEAR ENDED 31st MARCH, 2019

(Rs in Lakhs)

Sl. No.	Particulars	Standalone				Consolidated		
		Quarter Ended		Year Ended		Year Ended		
		31.03.2019	31.12.2018	31.03.2018	31.03.2019	31.03.2018	31.03.2018	
		Audited	Unaudited	Audited	Audited			
1	Revenue:							
	(a) Revenue from operations	342.86	280.41	21.79	836.83	86.49	905.87	86.49
	(b) Other Income	18.07	15.88	14.88	40.02	56.89	40.04	56.89
	Total Income	360.93	296.29	36.67	876.85	143.38	945.90	143.38
2	Expenses							
	Employee benefit expense	20.52	18.51	11.90	55.55	43.88	55.65	43.88
	Depreciation expense	1.12	0.26	0.30	2.04	1.02	4.24	1.53
	Finance Cost	5.63	1.02	-	7.19	2.09	8.23	-
	Other expenses	75.62	12.21	(8.35)	149.31	33.48	209.00	37.02
	Total expenses	102.89	32.01	3.85	214.07	80.46	277.17	82.43
3	Profit before tax and exceptional items (1-2)	258.04	264.28	32.82	662.78	62.92	668.73	60.95
4	Exceptional Items	-	-	-	-	-	-	-
5	Profit before tax (3+4)	258.04	264.28	32.82	662.78	62.92	668.73	60.95
6	Tax expenses							
	(a) Current tax	54.42	52.86	5.94	135.36	11.96	141.73	11.96
	(b) MAT Credit availed	(126.10)	-	(2.59)	(126.10)	(2.59)	(126.10)	(2.59)
	(c) Taxes for earlier years	-	-	2.07	-	2.07	-	2.37
	Total tax expenses	(71.68)	52.86	5.42	9.26	11.44	15.63	11.75
7	Profit for the period	329.73	211.42	27.40	653.52	51.48	653.10	49.21
8	Other Comprehensive Income (OCI) (Net of tax)							
	- Items that will not be reclassified in profit or loss	-	-	-	-	-	-	-
	- Income tax relating to items that will not be reclassified to profit or loss	-	-	-	-	-	-	-
	Total Other Comprehensive income for the period, net of tax	-	-	-	-	-	-	-
9	Profit / (Loss) attributable to							
	Owners of the company	-	-	-	-	-	653.38	49.66
	Non-Controlling Interest	-	-	-	-	-	(0.29)	(0.44)
10	Other Comprehensive Income attributable to							
	Owners of the company	-	-	-	-	-	-	-
	Non-Controlling Interest	-	-	-	-	-	-	-
11	Total Comprehensive Income attributable to	329.73	211.42	27.40	653.52	51.48	653.09	49.21
	Owners of the company	-	-	-	-	-	653.38	49.66
	Non-Controlling Interest	-	-	-	-	-	(0.29)	(0.44)
12	Paid up Equity Share Capital (Face Value of the Share Rs.2/- each)	639.90	639.90	639.90	639.90	639.90	639.90	639.90
13	Other Equity				10027.20	9373.69	9050.62	9376.74
14	Earnings Per Share(EPS) (Not annualised)							
	- Basic	1.03	0.66	0.09	2.04	0.16	2.04	0.15
	- Diluted	1.03	0.66	0.09	2.04	0.16	2.04	0.15

For BHAGYANAGAR PROPERTIES LIMITED


Chairman

Notes:

- 1) The above Financial Results for the quarter and year ended 31st March, 2019 have been audited by the Statutory Auditors of the Company in terms of Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 23rd May, 2019.
- 2) The above Financial Results are extracted from the Audited Consolidated & Standalone Financial Statements, which are prepared in accordance with Indian Accounting Standards ('Ind-AS') as prescribed under section 133 of the Companies Act, 2013 read with relevant rules issued thereunder.
- 3) The Company is engaged in the business of "real estate development" and has only one reportable segment.
- 4) The figures for the quarters ended 31st March 2019 and 31st March 2018 as reported in these financial results, are the balancing figures between audited figures in respect of the full financial years and the published year to date figures up to the end of the third quarter of the respective financial years.
- 5) Ind-AS 115 "Revenue from contracts with customers" is mandatory for reporting period beginning on or after 1st April, 2018 replaces the existing revenue recognition standards. Under the modified retrospective approach, there were no significant adjustments required to be made to the retained earnings as at 1st April, 2018. Also the application of Ind-AS 115 did not have any significant impact on recognition and measurement of revenue and related items in the financial results for the quarters and year ended 31st March, 2019.
- 6) Figures for the previous year / periods have been regrouped and reclassified to conform to the classification of the current year / periods, where necessary.

For Bhagyanagar Properties Limited



Narender Surana
Chairman

Date: 23.05.2019
Place: Secunderabad



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CIN No.: L70102TG2006PLC050010

(Rs. in Lakhs)

Statement of Assets and Liabilities

Particulars	Standalone		Consolidated	
	As at 31st March 2019	As at 31st March 2018	As at 31st March 2019	As at 31st March 2018
ASSETS				
Non-current assets				
(a) Property, plant and equipment	4,941.60	5,657.78	9,480.29	10,094.30
(b) Financial Assets				
- Investments	1,320.50	360.50	-	-
- Loans	4,326.10	4,303.54	814.64	751.77
	10,588.19	10,321.81	10,294.92	10,846.07
Current assets				
(a) Financial assets				
- Trade receivables	13.76	7.30	41.89	7.30
- Cash and cash equivalents	495.66	8.36	507.01	9.24
(b) Current Tax Assets (net)	156.85	30.75	156.85	30.75
(c) Other current assets	23.45	23.40	27.89	23.40
	689.72	69.81	733.64	70.69
TOTAL ASSETS	11,277.91	10,391.62	11,028.56	10,916.76
EQUITY AND LIABILITIES				
Equity				
(a) Equity share capital	639.90	639.90	639.90	639.90
(b) Other Equity	10,027.20	9,373.69	9,050.62	9,376.74
Equity attributable to the owners of the Company	10,667.10	10,013.59	9,690.52	10,016.64
(c) Non-Controlling Interests		-	91.37	91.65
Total Equity	10,667.10	10,013.59	9,781.89	10,108.29
LIABILITIES				
Non-current liabilities				
(a) Financial Liabilities				
- Borrowings	40.21	-	597.37	430.16
- Other financial liabilities	134.09	31.49	186.93	31.49
	174.30	31.49	784.30	461.65
Current liabilities				
(a) Financial liabilities				
- Other financial liabilities	95.72	5.97	108.90	5.97
- Trade Payables	-	-	11.27	-
(b) Current Tax Liabilities (net)	11.60	1.06	12.19	1.06
(c) Other current liabilities	329.19	339.51	330.01	339.78
	436.51	346.54	462.37	346.81
Total liabilities	610.81	378.03	1,246.67	808.46
TOTAL EQUITY AND LIABILITIES	11,277.91	10,391.62	11,028.56	10,916.76

For BHAGYANAGAR PROPERTIES LIMITED



Chairman



5-4-187/3&A, 2nd Floor, Soham Mansion, M. G. Road, Ranigunj, Secunderabad - 500 003.

☎ : 2754 2635, 2754 1015 Fax: 040-2754 1015 E-mail: luharukaca@gmail.com

Independent Auditors' Report on Audit of Standalone Financial Results Bhagyanagar Properties Limited pursuant to the Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

To
Board of Directors of
BHAGYANAGAR PROPERTIES LIMITED

1. We have audited the accompanying Statement of standalone financial results of **BHAGYANAGAR PROPERTIES LIMITED** ('the Company'), for the quarter and year ended 31st March 2019 ('the statement'), being submitted by the Company pursuant to the requirement of Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as modified by Circular No.CIR/CFD/FAC/62/2016 dated July 5,2016.

Management's Responsibility for the Standalone Financial Results

2. Management is responsible for the preparation of accompanying statements. The management is also responsible for the preparation of annual statutory financial statement in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 and the companies (Indian Accounting Standards) Rule, 2015, as amended, basis which the above statement containing the annual audited standalone financial results has been prepared. This responsibility also includes design, implementation and maintenance of adequate internal financial controls relevant to the preparation and presentation of the Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

3. Our responsibility is to express an opinion on the statement based on our audit. We conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the Statement is free of material misstatement.
4. An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the statement. The procedures selected depends on the auditor's judgement, including the assessment of the risks of material misstatement of the statement, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial controls relevant to the company's preparation and fair presentation of the statement in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal financial controls. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Management, as well as evaluating the overall presentation of the statement.
5. We believe that the audit evidence obtained by us, is sufficient and appropriate to provide a basis for our audit opinion.



Opinion

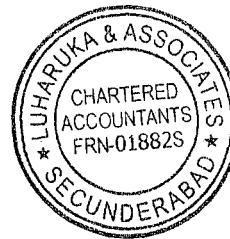
6. In our opinion and to the best of our information and according to the explanations given to us, the statement:
- (i) Is presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as modified by Circular No.CIR/CFD/FAC/62/2016 dated July 5,2016;and
 - (ii) Gives a true and fair view in conformity with the aforesaid Indian Accounting Standards and other accounting principles generally accepted in India of the profit and total comprehensive income for the period and other financial information for the quarter and year ended March 31, 2019 and also the statement of assets and liabilities as at March 31, 2019.

Other Matters

7. The statement includes the results for the quarter ended 31st March 2019 being the balancing figures between audited figures in respect of the full financial year and published year to date figures up to the third quarter of the current financial year which were subject to limited review by us.

Our opinion is not qualified in respect of these Matters.

For Luharuka & Associates
Chartered Accountants
Firm Registration Number: 01882S




(Rameshchand Jain)
Partner
M.No. 023019

Place: Secunderabad
Dated: 23rd day of May, 2019



5-4-187/3LA, 2nd Floor, Soham Mansion, M. G. Road, Ranigunj, Secunderabad - 500 003.

☎ : 2754 2635, 2754 1015 Fax: 040-2754 1015 E-mail: luharukaca@gmail.com

Independent Auditors' Report on Audit of Consolidated Financial Results of Bhagyanagar Properties Limited pursuant to the Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

To
Board of Directors of
BHAGYANAGAR PROPERTIES LIMITED

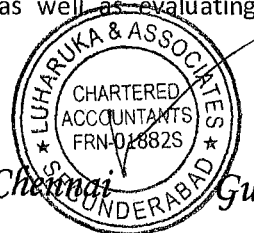
1. We have audited the accompanying Statement of consolidated financial results of **BHAGYANAGAR PROPERTIES LIMITED** ('the Company'), and three of its subsidiaries (the company and its subsidiary together referred to as 'the Group') for the quarter and year ended 31st March 2019 ('the statement'), being submitted by the Company pursuant to the requirement of Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as modified by Circular No.CIR/CFD/FAC/62/2016 dated July 5,2016

Management's Responsibility for the consolidated financial results:

2. Management of the Holding company is responsible for the preparation of the accompanying statements. The management is also responsible for the preparation of annual statutory consolidated financial statement in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 and the companies (Indian Accounting Standards) Rule, 2015, as amended, basis which the above statement containing the annual audited consolidated financial results has been prepared. This responsibility also includes design, implementation and maintenance of adequate internal financial controls relevant to the preparation and presentation of the Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

3. Our responsibility is to express an opinion on the statement based on our audit. We conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the Statement is free of material misstatement.
4. An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the statement. The procedures selected depends on the auditors' judgement, including the assessment of the risks of material misstatement of the statement, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial controls relevant to the company's preparation and fair presentation of the statement in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal financial controls. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Management, as well as evaluating the overall presentation of the statement.



5. We believe that the audit evidence obtained by us, is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

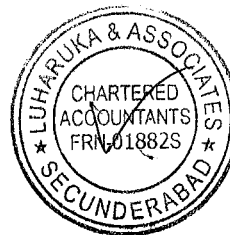
6. In our opinion and to the best of our information and according to the explanations given to us, the statement:
- (i) Includes the results of three subsidiaries namely, 'Scientia Infocom India Private Limited', 'Metropolitan Ventures India Limited' and 'Masanto Containers Private Limited.'
 - (ii) Is presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as modified by Circular No.CIR/CFD/FAC/62/2016 dated July 5,2016;and
 - (iii) gives a true and fair view in conformity with the aforesaid Indian Accounting Standards and other accounting principles generally accepted in India of the consolidated profit and total comprehensive income for the period and other financial information for the quarter and year ended March 31,2019and also the statement of assets and liabilities as at March 31, 2019 of the Group.

Other Matters

7. The statement includes the results for the quarter ended 31st March 2019 being the balancing figures between audited figures in respect of the full financial year and published year to date figures up to the third quarter of the current financial year which were subject to limited review by us.

Our opinion is not qualified in respect of these Other Matters.

For Luharuka & Associates
Chartered Accountants
Firm Registration Number: 01882S




(Rameshchand Jain)
Partner
M.No. 023019

Place: Secunderabad
Dated: 23rd day of May, 2019



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BPL/SECT/ 014 /19-20

Date: 23rd May, 2019

The Secretary National Stock Exchange of India Ltd., Exchange Plaza, C-1, Block G, Bandra Kurla Complex, Bandra (E) Mumbai – 400 051	The Secretary, BSE Limited Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400 001
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Dear Sir / Madam,

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

In compliance with the provisions of Regulation 33(3)(d) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and SEBI Circular No. CIR/CFD/CMD/56/2016 dated May 27, 2016, we hereby declare that M/s Luharuka & Associates, Chartered Accountants, Statutory Auditors of the Company have issued an Audit Report with unmodified opinion on audited standalone & consolidated financial results of the Company for the quarter/year ended 31st March, 2019.

Kindly take note of the same.

Thanking you,

Yours faithfully,

For **BHAGYANAGAR PROPERTIES LIMITED**

ROHIT JAIN
COMPANY SECRETARY

