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tel. 91-79-40001300 • fax : 91-79-40001399
e-mail : info@bakeri.com
web : www.bakeri.com
CIN No. : U70100GJ1996PTC030783

UNAUDITED STANDALONE STATEMENT OF FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED ON 31ST DECEMBER, 2022

(₹ in Lakhs)

Sr. No.	Particulars	Quarter ended			9 months ended		Year ended
		Dec., 31, 2022 (Unaudited)	Sept., 30, 2022 (Unaudited)	Dec., 31, 2021 (Unaudited)	Dec., 31, 2022 (Unaudited)	Dec., 31, 2021 (Unaudited)	March 31, 2022 (Audited)
1	**Income from operations**						
	(a) Revenue from operations	1,218.23	(727.91)	1,383.29	1,734.53	3,235.24	4,363.54
	(b) Other Income	1.61	0.32	0.02	1.95	4.28	4.30
	Total Income	**1,219.84**	**(727.60)**	**1,383.31**	**1,736.48**	**3,239.52**	**4,367.83**
2	**Expenses**						
	(a) Cost of materials consumed	640.34	556.54	692.11	1,945.26	1,991.39	2,566.51
	(b) Finance costs	300.83	279.97	440.97	986.65	1,290.25	1,791.84
	(c) Other expenses	316.10	155.77	226.59	750.38	558.93	930.55
	(d) Changes in inventories of finished good, work-in-progress and stock-in-trade	(666.14)	(1,166.35)	55.76	(2,117.02)	(530.53)	(747.06)
	(e) Depreciation	1.33	1.27	1.53	3.87	4.58	6.11
	(f) Employee benefit expenses	39.68	39.05	43.48	116.83	133.25	173.65
	Total Expenses	**632.13**	**(133.75)**	**1,460.44**	**1,685.98**	**3,447.89**	**4,721.60**
3	**Profit / (Loss) before tax**	**587.71**	**(593.85)**	**(77.13)**	**50.50**	**(208.37)**	**(353.77)**
4	Exceptional items	-	-	-	-	-	-
5	**Profit/(Loss) before tax**	**587.71**	**(593.85)**	**(77.13)**	**50.50**	**(208.37)**	**(353.77)**
6	Tax Expense						
	(a) Current tax	-	-	-	-	-	-
	(b) Earlier year Tax	(0.01)	-	-	(0.01)	35.11	35.11
	(c) Deferred Tax	-	-	-	-	-	0.75
7	**Profit/(Loss) for the period**	**587.72**	**(593.85)**	**(77.13)**	**50.52**	**(243.48)**	**(389.63)**
8	**Other comprehensive income**	-	-	-	-	-	54.96
9	**Total comprehensive income/(Loss)**	**587.72**	**(593.85)**	**(77.13)**	**50.52**	**(243.48)**	**(334.67)**
10	Earnings Per Share (EPS) (Rs.)	5,833.50	(5,894.25)	(765.52)	501.41	(2,416.68)	(3,321.76)

Notes:

1) The above results have been reviewed by the board of directors on 13th February, 2023 and have been approved by the board of directors at their meeting held on the same date after excercising necessary due diligence to ensure true and fair view of the results in accordance with Ind AS.

2) Figures of previous period / year have been regrouped / rearranged wherever necessary.

3) Coverage Ratios: ISCR = Earnings before Interest and Tax / Interest Expense. DSCR= Earnings before Interest and Tax/ (Interest + Principal Repayment).

Credit Rating	BBB-/Stable	BBB-/Stable	BBB - (CE)	BBB-/Stable	BBB - (CE)	BBB - (CE)
Asset Cover available	1.04	1.02	0.98	1.04	0.98	1.03

The above is an extract of unaudited financial results for the quarter ended on 30th June, 2022 and other details filed with Stock Exchange under Regulation 52 of the SEBI (Listing Obligation & Disclosure Requirements) Regulations, 2015. Complete details are available on the Stock Exchange website: www.bseindia.com and also on Company's website www.bakeri.com

BAKERI URBAN DEVELOPMENT PVT. LTD. CIN No. U70100GJ1996PTC030783 AHMEDABAD

For, Bakeri Urban Development Private Limited

Ahmedabad
13th February, 2023

Asit N. Somani
Company Secretary

BAKERI URBAN DEVELOPMENT PVT. LTD.

STANDALONE STATEMENT OF ASSETS AND LIABILITIES AS AT 31ST DEC., 2022

(₹ in Lakhs)

		Particulars	As at 31/12/2022	As at 31/03/2022
A		**ASSETS:**		
	1	**Non-Current Assets:**		
		Property, Plant and Equipment	16.49	18.00
		Other Intangible Assets	0.68	0.80
		Intangible Assets under development	4.07	4.07
		Investment Property	149.80	151.70
		Financial Assets		
		Investments	2.56	2.56
		Deferred Tax Assets	4.49	4.49
		Other Non-Current Assets	39.21	45.85
		Total Non-Current Assets	**217.31**	**227.47**
	2	**Current Assets:**		
		Inventories	37,810.92	35,741.08
		Financial Assets:		
		Investments	668.89	217.47
		Trade Receivables	1,802.12	2,276.61
		Cash and cash equivalents	39.28	15.39
		Loans	1,350.91	1,505.63
		Other Current Assets	403.84	1,494.50
		Total Current Assets	**42,075.95**	**41,250.68**
		TOTAL-ASSETS	**42,293.26**	**41,478.15**
B		**EQUITY AND LIABILITIES:**		
	1	**Equity:**		
		Equity Share Capital	1.01	1.01
		Preference Share Capital	2,000.00	2,000.00
		Other Equity	(654.75)	(705.26)
		Total Equity	**1,346.26**	**1,295.75**
	2	**Non-Current Liabilities**		
		Financial Liabilities:		
		Borrowings	16,967.83	15,788.16
		Other Financial Liabilities	10,339.82	8,458.96
		Provisions	-	-
		Total Non-Current Financial Liabilities	**27,307.65**	**24,247.12**
	3	**Current Liabilities:**		
		Financial Liabilities		
		Borrowings	7,960.97	12,841.56
		Trade Payables	106.09	37.30
		Other Financial Liabilities	1,002.20	724.42
		Other Current Liabilities	4,570.09	2,332.01
		Total Current Liabilities	**13,639.34**	**15,935.29**
		TOTAL-EQUITY AND LIABILITIES	**42,293.26**	**41,478.15**

For, Bakeri Urban Development Private Limited

BAKERI URBAN DEVELOPMENT PVT. LTD. CIN No. U70100 GJ1996 PTC030783 AHMEDABAD

Ahmedabad
13th February, 2023

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UNAUDITED CONSOLIDATED STATEMENT OF FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED ON 31ST DECEMBER, 2022

(₹ in Lakhs)

Sr. No.	Particulars	Quarter ended			9 months ended		Year ended March 31, 2022 (Audited)
		Dec., 31, 2022 (Unaudited)	Sept., 30, 2022 (Unaudited)	Dec., 31, 2021 (Unaudited)	Dec., 31, 2022 (Unaudited)	Dec., 31, 2021 (Unaudited)	
1	**Income from operations**						
	(a) Revenue from operations	1,505.78	(764.32)	1,556.35	1,998.92	3,493.73	4,591.34
	(b) Other Income	5.69	5.85	6.14	17.11	19.54	24.55
	Total Income	**1,511.47**	**(758.47)**	**1,562.49**	**2,016.03**	**3,513.27**	**4,615.89**
2	**Expenses**						
	(a) Cost of materials consumed	640.34	556.54	692.11	1,945.26	1,991.39	2,566.51
	(b) Finance costs	300.83	279.97	467.82	986.65	1,409.70	1,944.88
	(c) Other expenses	318.63	157.78	234.71	756.96	568.23	942.95
	(d) Changes in inventories of finished good, work-in-progress and stock-in-trade	(412.36)	(1,196.69)	186.06	(1,878.03)	(396.76)	(667.52)
	(e) Depreciation	1.33	1.27	1.53	3.87	4.58	6.11
	(f) Employee benefit expenses	39.68	39.05	43.48	116.83	134.50	174.90
	Total Expenses	**888.45**	**(162.09)**	**1,625.70**	**1,931.55**	**3,711.64**	**4,967.83**
3	**Profit/(Loss) before tax**	**623.02**	**(596.38)**	**(63.21)**	**84.47**	**(198.37)**	**(351.94)**
4	Tax Expense						
	(a) Current tax	-	-	-	-	-	-
	(b) Earlier year Tax	(0.01)	-	-	(0.01)	35.11	35.11
	(c) Deferred Tax	-	-	-	-	-	0.75
7	**Profit/(Loss) for the period**	**623.04**	**(596.38)**	**(63.21)**	**84.49**	**(233.48)**	**(387.80)**
8	**Other comprehensive income**	-	-	-	-	-	54.96
9	**Total comprehensive income/(Loss)**	**623.04**	**(596.38)**	**(63.21)**	**84.49**	**(233.48)**	**(332.84)**
10	Earnings Per Share (EPS) (Rs.)	5,833.50	(5,894.28)	(765.56)	501.37	(2,416.74)	(3,867.65)

Notes:

1) The above results have been reviewed by the board of directors on 13th February, 2023 and have been approved by the board of directors at their meeting held on the same date after excercising necessary due diligence to ensure true and fair view of the results in accordance with Ind AS.

2) Figures of previous period / year have been regrouped / rearranged wherever necessary.

3) Coverage Ratios: ISCR = Earnings before Interest and Tax / Interest Expense. DSCR= Earnings before Interest and Tax/ (Interest + Principal Repayment).

Credit Rating	BBB-/Stable	BBB-/Stable	BBB - (CE)	BBB-/Stable	BBB - (CE)	BBB - (CE)
Asset Cover available	1.04	1.02	0.98	1.04	0.98	1.04

The above is an extract of audited financial results for the quarter ended on 31st December, 2022 and other details filed with Stock Exchange under Regulation 52 of the SEBI (Listing Obligation & Disclosure Requirements) Regulations, 2015. Complete details are available on the Stock Exchange website: www.bseindia.com and also on Company's website www.bakeri.com

BAKERI URBAN DEVELOPMENT PVT. LTD. CIN No. U70100GJ1996PTC030783 AHMEDABAD

For, Bakeri Urban Development Private Limited

Asit N. Somani
Company Secretary

Ahmedabad
13th February, 2023

BAKERI URBAN DEVELOPMENT PVT. LTD.

CONSOLIDATED STATEMENT OF ASSETS AND LIABILITIES AS AT 31st Dec., 2022

(₹ in Lakhs)

		Particulars	As at 31/12/2022	As at 31/03/2022
A		**ASSETS:**		
	1	**Non-Current Assets:**		
		Property, Plant and Equipment	16.49	18.00
		Other Intangible Assets	0.68	0.80
		Intangible Assets under development	4.07	4.07
		Investment Property	149.80	151.70
		Financial Assets		
		Investments	2.06	2.06
		Deferred Tax Assets	4.49	4.49
		Other Non-Current Assets	39.21	45.85
		Total Non-Current Assets	**216.81**	**226.97**
	2	**Current Assets:**		
		Inventories	38,941.71	37,110.87
		Financial Assets:		
		Investments	-	-
		Trade Receivables	2,555.09	2,467.93
		Cash and cash equivalents	41.76	15.50
		Loans	277.58	261.34
		Other Current Assets	403.84	1,494.50
		Total Current Assets	**42,219.98**	**41,350.14**
		TOTAL-ASSETS	**42,436.79**	**41,577.11**
B		**EQUITY AND LIABILITIES:**		
	1	**Equity:**		
		Equity Share Capital	1.01	1.01
		Preference Share Capital	2,000.00	2,000.00
		Other Equity	(654.92)	(705.44)
		Capital Reserve on Consolidation	(0.50)	(0.50)
		Minority interest	51.87	17.89
		Total Equity	**1,397.45**	**1,312.96**
	2	**Non-Current Liabilities**		
		Financial Liabilities:		
		Borrowings	16,967.83	15,788.16
		Other Financial Liabilities	10,339.82	8,458.96
		Provisions	-	-
		Total Non-Current Financial Liabilities	**27,307.65**	**24,247.12**
	3	**Current Liabilities:**		
		Financial Liabilities		
		Borrowings	7,961.37	12,841.86
		Trade Payables	106.09	37.30
		Other Financial Liabilities	1,002.20	724.42
		Other Current Liabilities	4,662.02	2,413.45
		Total Current Liabilities	**13,731.68**	**16,017.03**
		TOTAL-EQUITY AND LIABILITIES	**42,436.79**	**41,577.11**

For, Bakeri Urban Development Private Limited

BAKERI URBAN DEVELOPMENT PVT. LTD. CIN No. U70100 GJ1996 PTC030783 AHMEDABAD

Ahmedabad
13th February, 2023

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DISCLOSURE UNDER CLAUSE 52(4) OF THE SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS 2015

	Particulars	Details
1	Credit rating and change in credit rating (if any);	BWR BBB- (CE) to BWR BBB-/Stable by Brickworks Ratings India Pvt. Ltd. as provided by them on 21st July, 2022
2	Asset cover available	1.04
3	Debt-Equity Ratio	26.20
4	Previous due date for the payment of interest, repayment of principal of non convertible debt securities and whether the same has been paid or not;	Not due
5	Next due date for the payment of interest / principal along with the amount of interest and the redemption amount;	

ISIN	Allotment Date	Due date for Principal and interest	Principal Rs.	Interest payable (cumulative payable on maturity) Rs.
INE325U08198	29-Feb-2016	29-Apr-2026	150,000,000	254,853,744
INE325U08206	01-Mar-2016	30-Apr-2026	150,000,000	254,853,744
INE325U08214	03-Mar-2016	01-May-2026	150,000,000	254,739,255
INE325U08222	04-Mar-2016	03-May-2026	150,000,000	254,853,744
INE325U08230	05-Mar-2016	04-May-2026	150,000,000	254,853,744
INE325U08248	22-Aug-2016	21-Apr-2027	100,000,000	183,793,788
INE325U08255	23-Aug-2016	22-Apr-2027	100,000,000	183,793,788
INE325U08263	24-Aug-2016	23-Apr-2027	100,000,000	183,793,788

6	Amount transferred from DRR as on December 31, 2022	Rs.1707.92 Lakhs
7	Outstanding redeemable preference shares	Rs. 2000.00 Lakhs 200.00 Lakhs Preference shares of Rs. 10/- each.
8	Net worth as on December 31, 2022	Rs. 1346.26 Lakhs
9	Net profit after tax for 3rd Quarter ended on December 31, 2022	Rs. 587.12 Lakhs
10	Earnings per share(EPS) for 3rd Quarter ended December 31, 2022	Basic EPS: Rs. 5,833.50 per Share Diluted EPS: Rs. 2.94 per Share
11	Debt Equity Ratio as on December 31, 2022	26.20
12	Asset Cover Ratio as on December 31, 2022	1.04

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13	Debt Service Coverage Ratio for 3rd Quarter ended on December 31, 2022	0.88
14	Interest Service Coverage Ratio for 3rd Quarter ended on December 31, 2022	2.95
15	Current Ratio for 3rd Quarter ended on December 31, 2022	3.08
16	Long term debt to working capital for 3rd Quarter ended on December 31, 2022	0.96
17	Bad debts to Account receivable ratio for 3rd Quarter ended on December 31, 2022	0.00
18	Current liability ratio for 3rd Quarter ended on December 31, 2022	0.32
19	Total debts to total assets for 3rd Quarter ended on December 31, 2022	0.83
20	Debtors turnover ratio for 3rd Quarter ended on December 31, 2022	0.35
21	Inventory turnover for 3rd Quarter ended on December 31, 2022	0.08
22	Operating margin for 3rd Quarter ended on December 31, 2022	72.71%
23	Net profit/(loss) margin for 3rd Quarter ended on December 31, 2022	48.18%

For, Bakeri Urban Development Pvt. Ltd.

Asit N. Somani
Company Secretory

BAKERI URBAN DEVELOPMENT PVT. LTD. CIN No. U70100 GJ1996 PTC030783 AHMEDABAD