



bakeri
since 1959

bakeri urban development pvt. ltd.

Regd. Office : 'sanskrut', near old high court,
off ashram rd., ahmedabad - 380 009, india.

tel. : 91-79-40001300 | fax : 91-79-40001399

e-mail : bakeri@vsnl.com

web : www.bakeri.com

CIN No. : U70100GJ1996PTC030783

13th May, 2016

To,
Bombay Stock Exchange Limited
Phiroze Jeejeebhoy Towers,
Rotuda Building, Dalal Street,
Mumbai-400 001

Ref : Scrip Code- 228484

Sub : Outcome of Board Meeting held on 13th May, 2016.

The decisions and the outcome of the meeting of the Board of Directors (BOD) of the Company held on friday, the 13/5/2016 as follow:

1. The Financial results have been reviewed by the Board of Directors have approved the Unaudited Financial Results for the year ended on 31/3/2016.
2. The Board of Directors has taken on record the Limited Review Report issued by the Statutory Auditors on the Unaudited Financial Results for year ended on 31/3/2016.

This is for your information and records

Thanking you,

Yours Truly

For, Bakeri Urban Development Pvt. Ltd.

(Asit N. Somani)
Compliance Officer



Bharat S. Shah
B.Com., F.C.A.

Malay J. Dalal
B.Com., Grad. CWA, F.C.A.

Shah & Dalal

Chartered Accountants

B/101, 2nd Floor, Neelam Appartments,
Hirabaug Crossing, Ambawadi,
Ahmedabad-380 015.
Phone : (O) 26568896 (F) 26560177
E-mail : shah.dalal@gmail.com

Limited Review Report

To

The Board of Directors
Bakeri Urban Development Private Limited
"Sanskrut" 1st Floor,
Old High Court Road,
Opp. Ashram Road,
Ahmedabad – 380009

1. We have reviewed the accompanying statement of unaudited financial results of **Bakeri Urban Development Private Limited for the year ended on March 31, 2016**. This statement is the responsibility of the Company's management and has been approved by the Board of Directors/ committee of Board of Directors. Our responsibility is to issue a report on these financial statements based on our review.
2. We conducted our review in accordance with the Standard on Review Engagement (SRE) 2400, Engagements to Review Financial Statements issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement.
3. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.



Bharat S. Shah
B.Com., F.C.A.

Malay J. Dalal
B.Com., Grad. CWA, F.C.A.

Shah & Dalal

Chartered Accountants

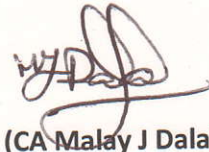
B/101, 2nd Floor, Neelam Apartments,
Hirabaug Crossing, Ambawadi,
Ahmedabad-380 015.
Phone : (O) 26568896 (F) 26560177
E-mail : shah.dalal@gmail.com

4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with applicable accounting standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 52 of the Listing Regulations including the manner in which it is to be disclosed, or that it contains any material misstatement.

For, **Shah & Dalal**

Chartered Accountants

FR No. 109432W



(CA Malay J Dalal)

Partner

Membership No. 036776

Place: Ahmedabad

Date: 13/05/2016



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**UNAUDITED FINANCIAL RESULTS FOR THE YEAR ENDED AS ON 31ST
MARCH, 2016**

(Rs. In Lacs)

Particulars	Year to Date Figurs for Current Period ended 31/3/2016 (Unaudited)	Previous accounting year ended 31/3/2015 (Audited)
1. (a) Net Sales/Income from Operations	11,067.24	10,454.52
(b) Other Operating Income	-	-
Total Income	11,067.24	10,454.52
2. Expenditure		
(a) Increase/decrease in stock in trade and work in progress	(1,076.96)	(4,504.50)
(b) Consumption of raw materials	4,591.89	8,801.72
(c) Purchase of traded goods	-	-
(d) Employees cost	637.16	593.09
(e) Depreciation	19.28	27.37
(f) Other expenditure	3,735.97	3,882.37
(g) Total	7,907.33	8,800.04
3. Profit from Operations before Other Income, Interest and Exceptional Items (1-2)	3,159.91	1,654.47
4. Other Income	0.38	10.48
5. Profit before Interest & Exceptional Items (3+4)	3,160.30	1,664.96
6. Interest	2,257.82	1,472.91
7. Exceptional items	-	-
8. Profit (+)/ Loss (-) from Ordinary Activities before tax (5) - (6+7)	902.47	192.05
9. Tax expense	146.10	29.76
10. Net Profit (+)/ Loss (-) from Ordinary Activities after tax (8-9)	756.38	162.29
11. Extraordinary Items (Net of tax expense Rs.Nil)	-	-
12. Net Profit(+)/ Loss(-) for the period (10-11)	756.38	162.29
13. Paid-up equity share capital (Face Value of Rs.10/- per Share)	1.00	1.00



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14. Paid up Debt Capital	1.00	1.00
15. Reserves excluding Revaluation Reserves as per balance sheet of previous accounting year	1,351.12	1,089.33
16. Debenture Redemption Reserve	468.75	-
17. Earnings Per Share (EPS)	7,563.79	1,622.92
18. Debt Equity Ratio	14.62	4.48
19. Debt Service Coverage Ratio	0.88	0.65
20. Interest Service Coverage Ratio	1.40	1.13

Notes:

- 1) The above results have been reviewed by the board of directors on 13th May,2016 and have been approved by the board of directors at their meeting held on the same date.
- 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).

For, Bakeri Urban Development Private Limited

Asit N. Somani
Director

Ahmedabad
13th May,2016





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

Sr.No	Particulars	Details																														
1	Credit rating and change in credit rating (if any);	BBB- (SO) by Brickworks Ratings India Pvt Ltd as provided by them on 19 th Feb 2016. Post that the company has not obtained any further rating and accordingly there is no change.																														
2	Asset cover available	1.07																														
3	Debt-Equity Ratio	14.62																														
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;																															
	<table border="1"><thead><tr><th>ISIN</th><th>Allotment Date</th><th>Due date for Principal and interest</th><th>Principal Rs.</th><th>Interest Rs.</th></tr></thead><tbody><tr><td>INE325U08016</td><td>29-Feb-16</td><td>29-Mar-19</td><td>150,000,000</td><td>54,155,762</td></tr><tr><td>INE325U08024</td><td>1-Mar-16</td><td>30-Mar-19</td><td>150,000,000</td><td>54,155,762</td></tr><tr><td>INE325U08032</td><td>3-Mar-16</td><td>1-Apr-19</td><td>150,000,000</td><td>54,155,762</td></tr><tr><td>INE325U08040</td><td>4-Mar-16</td><td>2-Apr-19</td><td>150,000,000</td><td>54,155,762</td></tr><tr><td>INE325U08057</td><td>5-Mar-16</td><td>3-Apr-19</td><td>150,000,000</td><td>54,155,762</td></tr></tbody></table>	ISIN	Allotment Date	Due date for Principal and interest	Principal Rs.	Interest Rs.	INE325U08016	29-Feb-16	29-Mar-19	150,000,000	54,155,762	INE325U08024	1-Mar-16	30-Mar-19	150,000,000	54,155,762	INE325U08032	3-Mar-16	1-Apr-19	150,000,000	54,155,762	INE325U08040	4-Mar-16	2-Apr-19	150,000,000	54,155,762	INE325U08057	5-Mar-16	3-Apr-19	150,000,000	54,155,762	
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6	Debt service coverage ratio	0.88																														
7	Interest service coverage ratio	1.40																														
8	Debenture redemption reserve;	Rs 46,875,000																														
9	Net worth	Rs 13,52,12,299																														
10	Net Profit After Tax	Rs. 75,637,878																														

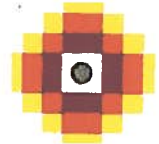
11	Earnings Per Share	Rs 7,563.79
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For Bakeri Urban Development Pvt Ltd

[Handwritten Signature]

Director





ITCL

IL&FS Trust Company Limited

May 13, 2016

To,
Compliance Officer,
Bakeri Urban Development Private Limited,
Sanskrut, Near old High Court,
Off Ashram Road, Ahmedabad,
Gujarat- 380 009.

Dear Sir,

Sub: Half Yearly Certificate of Debenture Trustee for March 31, 2016

In compliance of the requirements of Chapter V, Regulation 52, Sub – Regulation (4) and (5) of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 for Non – Convertible Debt Securities we would like to state as under:

We, IL&FS Trust Company Limited ('ITCL'), are acting as a Debenture Trustee for the 7500 Rated, Listed, Redeemable, Unsecured, Non Convertible Debentures aggregating to INR 75 crores issued by Bakeri Urban Development Private Limited.

With reference to above we have received the following documents and have noted its contents without verification:

1. Disclosure under clause 52 (4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015 signed by the Compliance Officer.
2. Unaudited Financial Results for the year ended as on 31st March, 2016.

This certificate has been signed and issued by us based on documents (mentioned above) submitted by you.

Thanking You

Sincerely,
For IL&FS Trust Company Limited

Narendra Joshi
Head – Legal, Tax, Compliance & Risk



Place: Mumbai

Regd. Office : IL&FS Financial Centre, Plot No. C - 22, G Block, 7th Floor, Bandra Kurla Complex, Bandra (East), Mumbai - 400051, INDIA
Bangalore Office : IL&FS Trust Company Ltd., AL-Latheef, 1st Floor, No. 2 Union Street, Off Infantry Road, Bangalore - 560001, INDIA
New Delhi Office : IL&FS Trust Company Ltd., A-268, 1st Floor, Bhishm Pitahamah Marg, Defence Colony, New Delhi - 110024, INDIA
Kolkata Office : IL&FS Trust Company Ltd., IL&FS Constantia, 3rd Floor, 11 Dr. U. N. Bramachari Street, Kolkata - 700017, INDIA

Corporate Identity Number (CIN) : U66020MH1995PLC095507

www.itclindia.com