



bakeri
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bakeri urban development pvt. ltd.
'sanskrut', near old high court,
off ashram rd., ahmedabad - 380 009, india.
tel. : 91-79-40001300 • fax : 91-79-40001399
e-mail : info@bakeri.com
web : www.bakeri.com
CIN No. : U70100GJ1996PTC030783

November 14, 2018

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

Ref : BSE Code- 953518

Sub : Limited Review report for the half year ending 30th September, 2018.

Dear sir,

Pursuant to Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, we are enclosing herewith audited financial results for the half year ending 30th September, 2018, along with Audit report as submitted by the Statutory Auditors of the Company.

We request you to take the same in your records.

Thanking you,
Yours faithfully,

For, Bakeri Urban Development Pvt. Ltd.

Authorized Signatory
Compliance Officer





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 half year ended on September 30, 2018.** 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.





Shah & Dalal
Chartered Accountants

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

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

Shaishavi K. Dave
B.Com., F.C.A.

Sandip N. Kshatriya
B.Com., A.C.A.

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 Indian 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: 14.11.2018



Ref. No.: CER/2018-19/0049

CERTIFICATE

We have verified the books of Accounts of the Bakeri Urban Development Pvt. Ltd and supporting documents and certify the following as per the Books of Accounts maintained by the company and certify the following:

a. Amount transferred to DRR as on September 30,2018	Rs. 246.67 Lakhs
b. Debt Equity Ratio as on September 30, 2018	13.05
c. Asset Cover Ratio as on September 30, 2018	1.22
d. Debt Service Coverage Ratio for 1 st Half year ended on September 30, 2018	0.58
e. Interest Service Coverage Ratio 1 st Half year ended on September 30, 2018	1.01

For, *Shah & Dalal*

Chartered Accountants

FR No. 109432W



(CA Malay J. Dalal)

Partner

Membership No. 036776

Place: Ahmedabad

Date: 14.11.2018



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STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE HALF YEAR ENDED AS ON 30TH SEPTEMBER, 2018

(Rs. In Lacs)

Sr. No.	Particulars	6 months ended 30/09/2018 (Unaudited)	Year ended 31/03/2018 (Audited)	6 months ended 30/09/2017 (Unaudited)	Year ended 31/03/2017 (Audited)
1	Income from operations				
	(a) Revenue from operations	1,381.18	6,609.97	3,694.21	9,761.69
	(b) Other Income	7.00	69.32	56.28	13.71
	Total Income	1,388.18	6,679.29	3,750.49	9,775.40
2	Expenses				
	(a) Cost of materials consumed	575.24	4,655.89	1,305.36	3,121.20
	(b) Finance costs	1,865.32	3,546.02	1,647.58	3,627.40
	(c) Other expenses	700.08	2,703.93	1,334.63	3,009.12
	(d) Changes in inventories of finished good, work-in-progress and stock-in-trade	(1,886.70)	(4,893.60)	(1,030.21)	(1,139.73)
	(e) Depreciation	5.77	13.87	6.33	15.24
	(f) Employee benefit expenses	117.97	510.41	264.98	650.10
	Total Expenses	1,377.68	6,536.52	3,528.67	9,283.34
3	Profit/(Loss) before exceptional items and tax	10.50	142.77	221.82	492.06
4	Exceptional items	-	-	-	-
5	Profit/(Loss) before tax	10.50	142.77	221.82	492.06
6	Tax Expense				
	(a) Current tax	21.85	106.11	73.40	213.86
	(b) Deferred Tax	-	2.81	-	(3.25)
	(c) Tax adjustment for earlier year	0.01	(42.93)	(43.72)	4.81
7	Profit/(Loss) for the period	(11.36)	76.78	192.14	276.64
8	Other comprehensive income	-	-	-	-
9	Total comprehensive income/(Loss)	(11.36)	76.78	192.14	276.64
10	Earnings Per Share (EPS) (Rs.)	(112.73)	762.09	1,907.10	2,745.81

Notes:

1) The above results have been reviewed by the board of directors on 14th November, 2018 and have been approved by the board of directors at their meeting held on the same date after exercising necessary due diligence to ensure true and fair view of the results in accordance with Ind AS.

2) Ind AS 115 for recognising Revenue from Contracts with Customers, mandatory for reporting periods beginning on or after April 01, 2018, replaces existing revenue recognition requirements. The application of Ind AS 115 has impacted the Company's accounting for recognition of revenue from real estate projects. Accordingly, the comparatives have not been restated and hence not comparable with previous period figures.

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



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

Credit Rating	BBB - (SO)	BBB - (SO)	BBB - (SO)	BBB - (SO)
Asset Cover available	1.22	1.20	1.06	1.10

The above is an extract of unaudited financial results for the half year ended on 30th September, 2018 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

For, Bakeri Urban Development Private Limited

Asit N. Somani
Director

Ahmedabad
14th November, 2018



BAKERI URBAN DEVELOPMENT PVT. LTD.
STATEMENT OF ASSETS AND LIABILITIES AS AT 30TH SEPTEMBER, 2018.

(Rs. In Lacs)

Particulars		As at 30/09/2018	As at 31/03/2018
A	ASSETS:		
1	Non-Current Assets:		
	Property, Plant and Equipment	39.55	44.48
	Other Intangible Assets	1.78	2.00
	Intangible Assets under development	4.07	4.07
	Financial Assets		
	Investments	165.31	165.31
	Deferred Tax Assets	2.37	2.37
	Other Non-Current Assets	112.57	89.82
	Total Non-Current Assets	325.66	308.05
2	Current Assets:		
	Inventories	35,086.68	33,325.83
	Financial Assets:		
	Investments	259.77	327.81
	Trade Receivables	2,573.29	3,122.59
	Cash and cash equivalents	42.57	745.17
	Loans	99.17	97.79
	Other Current Assets	439.63	358.11
	Total Current Assets	38,501.11	37,977.31
	TOTAL-ASSETS	38,826.77	38,285.36
B	EQUITY AND LIABILITIES:		
1	Equity:		
	Equity Share Capital	1.01	1.01
	Other Equity	1,560.49	1,571.85
	Total Equity	1,561.50	1,572.86
2	Non-Current Liabilities		
	Financial Liabilities:		
	Borrowings	20,383.04	21,884.22
	Other Financial Liabilities	2,932.17	2,271.76
	Provisions	-	-
	Total Non-Current Financial Liabilities	23,315.21	24,155.98
3	Current Liabilities:		
	Financial Liabilities		
	Borrowings	10,214.64	9,285.66
	Trade Payables	143.35	133.05
	Other Financial Liabilities	1,396.44	1,113.94
	Other Current Liabilities	2,195.63	2,023.87
	Total Current Liabilities	13,950.06	12,556.53
	TOTAL-EQUITY AND LIABILITIES	38,826.77	38,285.36

For, Bakeri Urban Development Private Limited



 Ahmedabad
 14th November, 2018

 Asit N. Somani
 Director



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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);	BBB- (SO) by Brickworks Ratings India Pvt Ltd as provided by them on 19 th Feb 2016 and re-affirmed on 17 th April 2018																																													
2	Asset cover available	1.22																																													
3	Debt-Equity Ratio	13.05																																													
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 payable (cumulative payable on maturity) Rs.</th></tr></thead><tbody><tr><td>INE325U08115</td><td>29-Feb-2016</td><td>29-Apr-2021</td><td>150,000,000</td><td>1013,82,322</td></tr><tr><td>INE325U08123</td><td>01-Mar-2016</td><td>30-Apr-2021</td><td>150,000,000</td><td>1013,82,322</td></tr><tr><td>INE325U08131</td><td>03-Mar-2016</td><td>01-May-2021</td><td>150,000,000</td><td>1013,11,234</td></tr><tr><td>INE325U08149</td><td>04-Mar-2016</td><td>03-May-2021</td><td>150,000,000</td><td>1013,82,322</td></tr><tr><td>INE325U08156</td><td>05-Mar-2016</td><td>04-May-2021</td><td>150,000,000</td><td>1013,82,322</td></tr><tr><td>INE325U08164</td><td>22-Aug-2016</td><td>21-Apr-2022</td><td>100,000,000</td><td>762,13,614</td></tr><tr><td>INE325U08172</td><td>23-Aug-2016</td><td>22-Apr-2022</td><td>100,000,000</td><td>762,13,614</td></tr><tr><td>INE325U08180</td><td>24-Aug-2016</td><td>23-Apr-2022</td><td>100,000,000</td><td>762,13,614</td></tr></tbody></table>	ISIN	Allotment Date	Due date for Principal and interest	Principal Rs.	Interest payable (cumulative payable on maturity) Rs.	INE325U08115	29-Feb-2016	29-Apr-2021	150,000,000	1013,82,322	INE325U08123	01-Mar-2016	30-Apr-2021	150,000,000	1013,82,322	INE325U08131	03-Mar-2016	01-May-2021	150,000,000	1013,11,234	INE325U08149	04-Mar-2016	03-May-2021	150,000,000	1013,82,322	INE325U08156	05-Mar-2016	04-May-2021	150,000,000	1013,82,322	INE325U08164	22-Aug-2016	21-Apr-2022	100,000,000	762,13,614	INE325U08172	23-Aug-2016	22-Apr-2022	100,000,000	762,13,614	INE325U08180	24-Aug-2016	23-Apr-2022	100,000,000	762,13,614
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6	Debt service coverage ratio	0.58																																													
7	Interest service coverage ratio	1.01																																													
8	Debenture redemption reserve	Rs. 1220.11 lakh																																													
9	Net worth as on 30 th Sep 2018	Rs. 1561.50 lakh																																													
10	Net Profit After Tax (For half year ending 30 th Sep 2018)	Rs. (-)11.36 lakh																																													
11	Earnings Per Share (for half year ending 30 th Sep 2018)	Rs .(-) 112.73																																													

For, Bakeri Urban Development Pvt. Ltd.

Suman

Compliance officer



November 14, 2018

To,
Mr. Asit N Somani
Director
Bakeri Urban Development Private Limited
Sanskrut, Ist Floor, Nr. Old High Court Road,
Ashram Road, Ahmedabad
Gujarat - 380009

Dear Sir,

Sub: Certificate of Debenture Trustee under Regulation 52(5) of SEBI (LODR) Regulations, 2015 for September 30, 2018.

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, Vistra ITCL (India) Limited, are acting as a Debenture Trustee for the Unsecured, Redeemable, Rated, Listed, Non-convertible Debenture issue aggregating to Rs. 75 crores of Bakeri Urban Development Private Limited ('Company')

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

1. Unaudited Financial Results for half year ended as on September 30, 2018 along with Limited Review Report dated November 14, 2018.
2. Disclosure under Clause 52(4) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
3. CA Certificate dated November 14, 2018.

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

Thanking You.

Yours sincerely,
For Vistra ITCL (India) Limited


Jatin Chonani
Compliance Officer

Place: Mumbai

November 14, 2018

To,

Bakeri Urban Development Pvt. Ltd
1st Floor, Sanskrut Building,
Off Ashram Road,
Near Old High court,
Ahmedabad, 380 009

Kind Attn: - Mr. Asif N. Somani

Dear Sir,

Ref: Regulation 52(5) of SEBI (Listing Obligation & Disclosure Requirements), Regulations, 2015 – Submission of Half Yearly Results by the Company

We are acting in capacity of Debenture Trustee for Non-Convertible Debentures issued by Bakeri Urban Development Pvt. Ltd. ("the Company").

Pursuant to Regulation 52(5) of Securities and Exchange Board of India (Listing Obligation & Disclosure Requirements), Regulations, 2015, "*We hereby certify that we have taken note of the contents of the reports submitted to us by the company under Regulation 52 (4) of Securities and Exchange Board of India (Listing Obligation & Disclosure Requirements), Regulations, 2015 for the half year ended September 30, 2018.*"

This Certificate is being issued pursuant to the requirements of Regulation 52(5) of the aforesaid Regulations, for onward submission to Stock Exchange(s) by the company.

Thanking You,

Yours Faithfully
For IDBI Trusteeship Services Limited



Authorised Signatory