

April 25, 2012

Department of Corporate Services
BSE Limited,
P.J. Towers, Dalal Street,
Mumbai 400 001

Fax No.: (022) 22722037/39/41/61,
(022) 22723121/3719/1278/1557/3354/3577

Scrip code: 533273

The Listing Department
National Stock Exchange of India Limited
Exchange Plaza, Bandra Kurla Complex,
Bandra (E), Mumbai 400051

Fax No.: (022) 26598237/38, 26598347/48

Scrip Symbol: OBEROIRLTY

Ref: Clause 41 of the listing agreement (Audited consolidated and standalone financial results for the entire financial year ended March 31, 2012)

Dear Sirs,

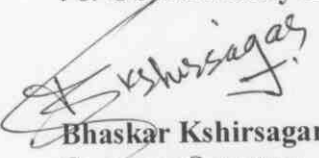
With reference to the above, we hereby inform you that the Board of Directors in their meeting held on April 25, 2012 has approved the Audited consolidated and standalone financial results for the entire financial year ended March 31, 2012 and the same are enclosed herewith.

Also enclosed herewith are the Auditor's Reports on the above financial results.

Request you to kindly take note of the above and oblige.

Thanking you,

For Oberoi Realty Limited



Bhaskar Kshirsagar
Company Secretary

Encl: As above.



OBEROI REALTY LIMITED

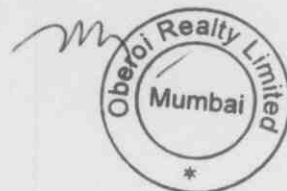
Registered Office : Commerz, 3rd floor, International Business Park, Oberoi Garden City, Goregaon (E), Mumbai - 400 063, India
Audited Consolidated Financial Results for the Year Ended March 31, 2012

Part I

(Rs. in Lakh, except per share data)

No	Particulars	Quarter Ended			Year Ended	
		31/03/2012	31/12/2011	31/03/2011	31/03/2012	31/03/2011
		Unaudited	Unaudited	Unaudited	Audited	Audited
1	a. Net sales/Income from operations	25,298	18,572	26,279	81,837	98,433
	b. Other operating income	181	159	405	631	1,170
	Total (a+b)	25,479	18,731	26,684	82,468	99,603
2	Expenditure					
	a. Operating Costs	7,929	6,349	11,140	29,596	38,104
	b. Manpower Costs	851	756	811	3,292	2,704
	c. Depreciation and Amortisation	704	677	734	2,694	2,368
	d. Other Costs	275	197	240	1,232	1,089
	Total (a+b+c+d)	9,759	7,979	12,925	36,814	44,265
3	Profit from operations before other income, interest and exceptional items (1-2)	15,720	10,752	13,759	45,654	55,338
4	Other income	3,071	3,003	2,863	15,010	6,275
5	Profit before interest and exceptional items (3+4)	18,791	13,755	16,622	60,664	61,613
6	Interest and finance charges	12	7	4	31	19
7	Profit after interest but before prior period/exceptional items (5-6)	18,779	13,748	16,618	60,633	61,594
8	Prior period items Income / (Expenses)	11	-	(46)	(43)	(46)
9	Profit from ordinary activities before tax (7+8)	18,790	13,748	16,572	60,590	61,548
10	Tax expense	4,431	3,541	2,906	14,303	9,830
11	Profit from ordinary activities after tax (9-10)	14,359	10,207	13,666	46,287	51,718
12	Extraordinary item (net of tax expense)	-	-	-	-	-
13	Net profit for the period (11-12)	14,359	10,207	13,666	46,287	51,718
14	Paid-up equity share capital (Face value of Rs. 10 each)	32,823	32,823	32,823	32,823	32,823
15	Reserves and surplus (excluding revaluation reserves)				340,592	298,344
16	Earnings per share (EPS)*					
	a) Basic EPS					
	- Before extraordinary items	4.37	3.11	4.19	14.10	16.88
	- After extraordinary items	4.37	3.11	4.19	14.10	16.88
	b) Diluted EPS					
	- Before extraordinary items	4.37	3.11	4.19	14.10	16.88
	- After extraordinary items	4.37	3.11	4.19	14.10	16.88

* Not annualised, except year end basic and diluted EPS



Part II

A	Particulars of shareholdings	Quarter Ended			Year Ended	
		31/03/2012	31/12/2011	31/03/2011	31/03/2012	31/03/2011
1	Public shareholding					
	- Number of shares	70,617,247	70,617,247	70,617,247	70,617,247	70,617,247
	- Percentage of shareholding	21.51%	21.51%	21.51%	21.51%	21.51%
2	Promoters and Promoter Group Shareholding					
	a) Pledged / encumbered	-	-	-	-	-
	- Number of shares	-	-	-	-	-
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	-	-	-	-	-
	- Percentage of shares (as a % of the total share capital of the company)	-	-	-	-	-
	b) Non - encumbered					
	- Number of shares	257,616,015	257,616,015	257,616,015	257,616,015	257,616,015
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	100.00%	100.00%	100.00%	100.00%	100.00%
	- Percentage of shares (as a % of the total share capital of the company)	78.49%	78.49%	78.49%	78.49%	78.49%
B	Investors complaints:					
	Pending at the beginning of the quarter	Nil				
	Received during the quarter	11				
	Disposed of during the quarter	11				
	Remaining unresolved at the end of the quarter	Nil				

Notes:

- The above audited results for the year ended March 31, 2012 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on April 25, 2012.
- The figures of the last quarter are the balancing figures between audited figures in respect of full financial year and published year to date figures up to the third quarter of the respective financial year.
- Since the nature of the real estate business of the Company is such that profits / losses do not necessarily accrue evenly over the period, the result of a quarter / year may not be representative of the profits / losses for the period.
- Statement of utilisation of IPO proceeds:

Particulars of fund utilisation	(Rs. in Lakh)
Amount received from IPO	102,861
Deployment of funds received from the IPO (Refer to note below)	
Construction of projects	50,233
Acquisition of land or land development rights	36,260
General corporate purposes	4,398
Share issue expenses	4,061
Total	94,952
Balance amount to be utilised	7,909
Interim utilisation of balance IPO proceeds	(Rs. in Lakh)
Fixed deposits with banks	7,885
Balance with banks in current accounts	24
Total	7,909



Note:

Shareholders in the Annual General Meeting held on June 30, 2011 have passed a special resolution to vary and / or revise the utilisation proceeds from the Initial Public Offering ('IPO') of Equity Shares to utilise the proceeds of IPO, including change in allocation for construction of ongoing projects, towards acquisition of land or land development rights and / or general corporate purposes, change in amount or schedule of deployment for the projects identified in the Prospectus, as the case may be.

- e) The Board of Directors has recommended a Dividend of Rs. 2 per equity share (20% of face value of equity share) for the financial year 2011-12. The payment of dividend is subject to the approval of the shareholders in the forthcoming Annual General Meeting of the Company.
- f) Previous quarter / year figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current quarter's / year's classification.

- g) Key standalone financial information of the Company is given below : (Rs. in Lakh)

Particulars	Quarter Ended			Year Ended	
	Unaudited	Unaudited	Unaudited	Audited	Audited
	31/03/2012	31/12/2011	31/03/2011	31/03/2012	31/03/2011
Total revenue (including other income)	13,408	12,062	11,312	55,025	43,952
Profit before tax	8,246	6,933	6,396	34,285	24,506
Profit after tax	5,835	4,795	4,488	25,493	17,057

- h) Audited Consolidated Segment wise Revenue, Results and Capital Employed for the year ended March 31, 2012

(Rs. in Lakh)

Particulars	Quarter Ended			Year Ended	
	Unaudited	Unaudited	Unaudited	Audited	Audited
	31/03/2012	31/12/2011	31/03/2011	31/03/2012	31/03/2011
Segment Revenue					
(a) Real estate	22,932	16,366	24,206	73,480	92,818
(b) Hospitality	2,569	2,482	2,501	9,057	6,808
Total	25,501	18,848	26,707	82,537	99,626
Less: Inter segment revenue	-	-	-	-	-
Net income from operations	25,501	18,848	26,707	82,537	99,626
Segment Results (Profit before tax, interest and unallocable overheads)					
(a) Real estate	15,277	10,639	13,617	45,228	56,011
(b) Hospitality	595	229	402	891	(275)
Total	15,872	10,868	14,019	46,120	55,736
Add/(Less):					
i) Interest and finance charges	(12)	(7)	(4)	(31)	(19)
ii) Unallocable Income net of Unallocable Expenditure*	2,930	2,887	2,557	14,501	5,831
Profit before tax	18,790	13,748	16,572	60,590	61,548
Capital Employed (Segment assets less segment liabilities)					
(a) Real estate #	206,514	186,604	134,844	206,514	134,844
(b) Hospitality	37,056	37,073	37,412	37,056	37,412
Total capital employed in segment	243,570	223,677	172,256	243,570	172,256
Add: Unallocated capital employed*	129,845	143,010	162,501	129,845	162,501
Total Capital Employed in the Company	373,415	366,687	334,757	373,415	334,757

* Unallocated Capital Employed includes unspent IPO proceeds and temporary surplus. Income earned on temporary investment of the same has been shown in Unallocated Income net of Unallocated Expenditure.

Capital Employed of Real Estate segment includes Goodwill of Rs. 26,537 Lakh arising on Consolidation of I-Ven Realty Limited, a 50% Joint Venture of the Company, whose stake is acquired during the year.

Mumbai, April 25, 2012



For and on behalf of the board

Vikas Oberoi
Chairman and Managing Director

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OBEROI REALTY LIMITED**

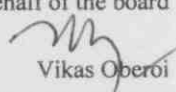
Registered Office : Commerz, 3rd floor, International Business Park, Oberoi Garden City, Goregaon (E), Mumbai, India
Audited Consolidated Statement of Assets and Liabilities for the Year Ended March 31, 2012

(Rs. in Lakh)

Particulars	As at 31/03/2012	As at 31/03/2011
	Audited	Audited
EQUITY AND LIABILITIES		
Shareholders' funds:		
Share capital	32,823	36,413
Reserves and surplus	340,592	298,344
	373,415	334,757
Non-current liabilities		
Deferred tax liabilities (net)	782	(87)
Trade payables	146	469
Other Long term liabilities	6,751	7,195
Long-term provisions	89	87
	7,768	7,664
Current liabilities		
Trade payables	3,030	3,234
Other current liabilities	86,495	49,390
Short-term provisions	7,745	4,009
	97,270	56,633
Total	478,453	399,054
ASSETS		
Non-current assets		
Fixed assets (including capital work in progress)	98,501	93,087
Goodwill on consolidation	26,537	-
Non-current investments	1	1
Long-term loans and advances	99,374	57,798
Other non-current assets	30	213
	224,443	151,099
Current assets		
Current investments	-	6,500
Inventories	101,962	77,472
Trade receivables	6,792	4,675
Cash and bank balance	129,339	139,899
Short-term loans and advances	14,308	18,032
Other current assets	1,609	1,377
	254,010	247,955
Total	478,453	399,054

Mumbai, April 25, 2012



For and on behalf of the board

 Vikas Oberoi
 Chairman and Managing Director

Part I

No	Particulars	Quarter Ended			Year Ended	
		31/03/2012	31/12/2011	31/03/2011	31/03/2012	31/03/2011
		Unaudited	Unaudited	Unaudited	Audited	Audited
1	a. Net sales/Income from operations	10,903	9,547	8,708	38,969	38,550
	b. Other operating income	58	21	280	170	433
	Total (a+b)	10,961	9,568	8,988	39,139	38,983
2	Expenditure					
	a. Operating Costs	3,633	3,413	3,350	14,097	13,907
	b. Manpower Costs	783	720	740	3,036	2,467
	c. Depreciation and Amortisation	589	563	568	2,235	1,845
	d. Other Costs	158	428	303	1,304	1,257
	Total (a+b+c+d)	5,163	5,124	4,961	20,672	19,476
3	Profit from operations before other income, interest and exceptional items (1-2)	5,798	4,444	4,027	18,467	19,507
4	Other Income	2,446	2,495	2,324	15,887	4,970
5	Profit before interest and exceptional items (3+4)	8,244	6,939	6,351	34,354	24,477
6	Interest and finance charges	9	6	4	26	19
7	Profit after interest but before prior period/ exceptional items (5-6)	8,235	6,933	6,347	34,328	24,458
8	Prior period Income / (Expenses)	11	-	49	(43)	49
9	Profit from ordinary activities before tax (7+8)	8,246	6,933	6,396	34,285	24,507
10	Tax expense	2,411	2,138	1,908	8,792	7,450
11	Net profit from ordinary activities after tax (9-10)	5,835	4,795	4,488	25,493	17,057
12	Extraordinary item (net of tax expense)	-	-	-	-	-
13	Net profit for the period (11-12)	5,835	4,795	4,488	25,493	17,057
14	Paid-up equity share capital (Face value of Rs.10 each)	32,823	32,823	32,823	32,823	32,823
15	Reserves and surplus (excluding revaluation reserves)				191,683	169,697
16	Earnings per share (EPS)*					
	a) Basic EPS					
	- Before extraordinary items	1.78	1.46	1.42	7.77	5.59
	- After extraordinary items	1.78	1.46	1.42	7.77	5.59
	b) Diluted EPS					
	- Before extraordinary items	1.78	1.46	1.42	7.77	5.59
	- After extraordinary items	1.78	1.46	1.42	7.77	5.59

* Not annualised, except year end basic and diluted EPS



A	Particulars of shareholdings	Quarter Ended			Year Ended	
		31/03/2012	31/12/2011	31/03/2011	31/03/2012	31/03/2011
1	Public shareholding					
	- Number of shares	70,617,247	70,617,247	70,617,247	70,617,247	70,617,247
	- Percentage of shareholding	21.51%	21.51%	21.51%	21.51%	21.51%
2	Promoters and Promoter Group Shareholding					
	a) Pledged / Encumbered					
	- Number of shares	-	-	-	-	-
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	-	-	-	-	-
	- Percentage of shares (as a % of the total share capital of the company)	-	-	-	-	-
	b) Non - encumbered					
	- Number of shares	257,616,015	257,616,015	257,616,015	257,616,015	257,616,015
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	100.00%	100.00%	100.00%	100.00%	100.00%
	- Percentage of shares (as a % of the total share capital of the company)	78.49%	78.49%	78.49%	78.49%	78.49%

Notes:

- The above audited results for the year ended March 31, 2012 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on April 25, 2012.
- The figures of the last quarter are the balancing figures between audited figures in respect of full financial year and published year to date figures up to the third quarter of the respective financial year.
- Since the nature of the real estate business of the Company is such that profits / losses do not necessarily accrue evenly over the period, the result of a quarter / year may not be representative of the profits / losses for the period.
- Previous quarter / year figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current quarter's / year classification.
- The Board of Directors has recommended a Dividend of Rs. 2 per equity share (20% of face value of equity share) for the financial year 2011-12. The payment of dividend is subject to the approval of the shareholders in the forthcoming Annual General Meeting of the Company.
- Audited Segment wise Revenue, Results and Capital Employed for the year ended March 31, 2012

Particulars	Quarter Ended			Year Ended	
	Unaudited	Unaudited	Unaudited	Audited	Audited
	31/03/2012	31/12/2011	31/03/2011	31/03/2012	31/03/2011
Segment Revenue					
(a) Real estate	8,414	7,110	6,508	30,149	32,196
(b) Hospitality	2,569	2,500	2,501	9,057	6,808
Total	10,983	9,610	9,009	39,206	39,004
Less: Inter segment revenue	-	-	-	-	-
Net income from operations	10,983	9,610	9,009	39,206	39,004
Segment Results					
(Profit before tax, interest and unallocable overheads)					
(a) Real estate	5,305	4,311	3,724	17,925	20,019
(b) Hospitality	630	247	402	926	(275)
Total	5,935	4,558	4,126	18,851	19,744
Add/(Less):					
i) Interest and finance charges	(9)	(6)	(4)	(26)	(19)
ii) Unallocable Income net of Unallocable Expenditure*	2,320	2,381	2,274	15,460	4,782
Profit before tax	8,246	6,933	6,396	34,285	24,507
Capital Employed					
(Segment assets less segment liabilities)					
(a) Real estate	62,166	58,511	55,091	62,166	55,091
(b) Hospitality	28,885	28,914	29,251	28,885	29,251
Total capital employed in segment	91,051	87,425	84,342	91,051	84,342
Add: Unallocated capital employed*	133,455	138,876	121,768	133,455	121,768
Total Capital Employed in the Company	224,506	226,301	206,110	224,506	206,110

* Unallocated Capital Employed includes unspent IPO proceeds and temporary surplus. Income earned on temporary investment of the same has been shown in Unallocated Income net of Unallocated Expenditure.

Mumbai, April 25, 2012



For and on behalf of the board

Vikas Oberoi
Chairman and Managing Director



OBEROI REALTY LIMITED

Registered Office : Commerz, 3rd floor, International Business Park, Oberoi Garden City, Goregaon (E), Mumbai, India
Audited Standalone Statement of Assets and Liabilities for the Year Ended March 31, 2012

(Rs. in Lakh)

Particulars	As at 31/03/2012	As at 31/03/2011
	Audited	Audited
EQUITY AND LIABILITIES		
Shareholders' funds:		
Share capital	32,823	36,413
Reserves and surplus	191,683	169,697
	224,506	206,110
Non-current liabilities		
Deferred tax liabilities (net)	655	(159)
Trade payables	93	55
Other Long term liabilities	2,813	3,823
Long-term provisions	82	80
	3,643	3,799
Current liabilities		
Trade payables	1,778	1,924
Other current liabilities	72,426	36,746
Short-term provisions	7,731	3,988
	81,935	42,658
Total	310,084	252,567
ASSETS		
Non-current assets		
Fixed assets (including capital work in progress)	83,731	71,306
Non-current investments	34,880	3,290
Long-term loans and advances	27,497	4,760
Other non-current assets	29	210
	146,137	79,566
Current assets		
Current investments	2,800	6,500
Inventories	40,260	27,209
Trade receivables	2,911	1,882
Cash and bank balance	105,150	114,067
Short-term loans and advances	11,547	22,157
Other current assets	1,279	1,186
	163,947	173,001
Total	310,084	252,567

Mumbai, April 25, 2012



For and on behalf of the board

Vikas Oberoi
 Chairman and Managing Director

Auditor's Report On Quarterly Consolidated Financial Results and Consolidated Year to Date Results of the Company Pursuant to the Clause 41 of the Listing Agreement

To

Board of Directors of **Obero Realty Limited**

1. We have audited the quarterly consolidated financial results of **Obero Realty Limited** for the quarter ended March 31, 2012 and the consolidated year to date results for the year ended March 31, 2012, attached herewith, being submitted by the company pursuant to the requirement of clause 41 of the Listing Agreement except for the disclosures regarding 'Public Shareholding' and 'Promoter and Promoter Group Shareholding' which have been traced from disclosures made by the management and have not been audited by us. These consolidated quarterly financial results as well as the consolidated year to date financial results have been prepared from annual consolidated financial statements, which are the responsibility of the company's management. Our responsibility is to express an opinion on these consolidated financial results based on our audit of such consolidated financial statements, which have been prepared in accordance with the Accounting Standard notified under the Companies (Accounting Standards) Rules, 2006 and other accounting principles generally accepted in India.
2. We conducted our audit in accordance with the auditing standards generally accepted in India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial results are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts disclosed as financial results. An audit also includes assessing the accounting principles used and significant estimates made by management. We believe that our audit provides a reasonable basis for our opinion.
3. The Statement includes Consolidated Financial Results and Consolidated Financial information of the following entities:
 - a) Oberoi Constructions Limited
 - b) Oberoi Mall Limited
 - c) Kingston Property Service Limited
 - d) Kingston Hospitality and Developers Private Limited
 - e) Triumph Realty Private Limited
 - f) Expression Realty Private Limited



- g) Perspective Realty Private Limited
- h) Siddhivinayak Realities Private Limited
- i) Sangam City Township Private Limited
- j) I-Ven Realty Limited
- k) Oasis Realty
- l) Astir Realty LLP

4. The Consolidated Financial Results and Financial Information contained in the Statement reflect the Group's share of total assets of Rs. 13,795.76 Lakhs as at March 31, 2012, total revenue of Rs. 5.33 Lakhs for the year ended March 31, 2012 and Rs. 2.54 Lakhs for the quarter ended 31 March 2012 of two Joint Ventures, as considered in the Consolidated Financial Statements. These Financial Statements have been audited by other auditors. Accordingly, our assurance on the Statement in so far as it relates to the amounts included in respect of these Joint Ventures is based solely on the reports of such other auditors which have been furnished to us.
5. The Consolidated Financial Results and Financial Information contained in the Statement reflect the Group's share of total assets of Rs. 6,519.76 Lakhs as at March 31, 2012 and total revenue of Rs. Nil for the year ended on that date, of one Joint Venture whose financial statements are based on management accounts.
6. Attention is invited regarding figures for the quarter ended March 31, 2012, being balancing figures between the audited figures in respect of the full financial year and the published year to date figures up to the third quarter of the relevant financial year.
7. In our opinion and to the best of our information and according to the explanations given to us these consolidated quarterly financial results as well as the consolidated year to date results:
- (i) have been presented in accordance with the requirements of clause 41 of the Listing Agreement in this regard; and
 - (ii) give a true and fair view of the consolidated net profit and other financial information for the quarter ended March 31, 2012 as well as the consolidated year to date results for the year ended March 31, 2012.



8. Further, we also report that we have, on the basis of the books of account and other records and information and explanations given to us by the management, also verified the consolidated number of shares as well as percentage of shareholdings in respect of aggregate amount of consolidated public shareholdings, as furnished by the company in terms of clause 35 of the Listing Agreement and found the same to be correct.

For P. RAJ & CO.
Chartered Accountants
Firm Registration No. 108310W



P. S. Shah
Partner
Membership No. 44611
Mumbai, April 25, 2012



**Auditor's Report On Quarterly Financial Results and Year to Date Results of the
Company Pursuant to the Clause 41 of the Listing Agreement**

To
Board of Directors of **Obero Realty Limited**

We have audited the quarterly financial results of **Obero Realty Limited** for the quarter ended March 31, 2012 and the year to date results for the year ended March 31, 2012, attached herewith, being submitted by the company pursuant to the requirement of clause 41 of the Listing Agreement, except for the disclosures regarding 'Public Shareholding' and 'Promoter and Promoter Group Shareholding' which have been traced from disclosures made by the management and have not been audited by us. These quarterly financial results as well as the year to date financial results have been prepared on the basis of the annual financial statements, which are the responsibility of the company's management. Our responsibility is to express an opinion on these financial results based on our audit of such financial statements, which have been prepared in accordance with the Accounting Standard notified under the Companies (Accounting Standards) Rules, 2006 and other accounting principles generally accepted in India.

We conducted our audit in accordance with the auditing standards generally accepted in India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial results are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts disclosed as financial results. An audit also includes assessing the accounting principles used and significant estimates made by management. We believe that our audit provides a reasonable basis for our opinion.

In our opinion and to the best of our information and according to the explanations given to us these quarterly financial results as well as the year to date results:

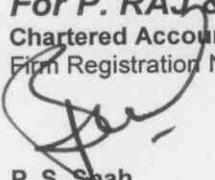
- (i) are presented in accordance with the requirements of clause 41 of the Listing Agreement in this regard; and
- (ii) give a true and fair view of the net profit and other financial information for the quarter ended March 31, 2012 as well as the year to date results for the year ended March 31, 2012.

Further, we also report that we have, on the basis of the books of account and other records and information and explanations given to us by the management, also verified the number of



shares as well as percentage of shareholdings in respect of aggregate amount of public shareholdings, as furnished by the company in terms of clause 35 of the Listing Agreement and found the same to be correct.

For P. RAJ & CO.
Chartered Accountants
Firm Registration No. 108310W


P. S. Shah
Partner
Membership No. 44611
Mumbai, April 25, 2012

