

January 19, 2013

**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, BandraKurla Complex,
Bandra (E), Mumbai 400051**

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

Scrip Symbol: OBEROIRLTY

Ref: Clause 41 of the listing agreement (unaudited consolidated and standalone financial results for the quarter ended on December 31, 2012)

Dear Sirs,

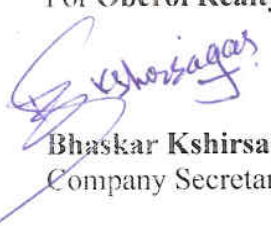
With reference to the above, we hereby inform you that the Board of Directors in their meeting held on January 19, 2013 have approved the unaudited consolidated and standalone financial results for the quarter ended on December 31, 2012 and the same are enclosed herewith.

Also enclosed herewith are the Limited Review Reports given by the Statutory Auditors on the above financial results.

Request you to kindly take the above on record 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

Unaudited Consolidated Financial Results for the Quarter and Nine Months Ended December 31, 2012

Part I

(Rs. in Lakh, except per share data)

No	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31/12/2012	30/09/2012	31/12/2011	31/12/2012	31/12/2011	31/03/2012
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	a. Net sales/Income from operations	28,479	25,657	18,572	73,899	56,539	81,837
	b. Other operating income	134	109	155	468	450	631
	Total (a+b)	28,613	25,766	18,727	74,367	56,989	82,468
2	Expenditure						
	a. Operating costs	9,869	9,099	6,020	25,934	21,601	29,594
	b. Employee benefits expense	987	979	756	2,925	2,441	3,292
	c. Depreciation and amortisation	714	714	677	2,132	1,990	2,694
	d. Other costs	689	730	526	2,092	1,026	1,233
	Total (a+b+c+d)	12,259	11,522	7,979	33,083	27,058	36,813
3	Profit from operations before other income, interest and exceptional items (1-2)	16,354	14,244	10,748	41,284	29,931	45,655
4	Other income	2,191	2,504	3,007	7,785	11,939	15,010
5	Profit before interest and exceptional items (3+4)	18,545	16,748	13,755	49,069	41,870	60,665
6	Interest and finance charges	6	11	7	30	19	31
7	Profit after interest but before prior period/exceptional items (5-6)	18,539	16,737	13,748	49,039	41,851	60,634
8	Prior period income / (expenses)	-	(3)	-	(3)	(54)	(43)
9	Profit from ordinary activities before tax (7+8)	18,539	16,734	13,748	49,036	41,797	60,591
10	Tax expense	5,093	4,298	3,541	13,074	9,869	14,304
11	Profit from ordinary activities after tax (9-10)	13,446	12,436	10,207	35,962	31,928	46,287
12	Extraordinary item (net of tax expense)	-	-	-	-	-	-
13	Net profit for the period (11-12)	13,446	12,436	10,207	35,962	31,928	46,287
14	Paid-up equity share capital (Face value of Rs. 10 each)	32,823	32,823	32,823	32,823	32,823	32,823
15	Reserves and surplus (excluding revaluation reserves)						340,592
16	Earnings per share (EPS)*						
	a) Basic EPS						
	- Before extraordinary items	4.10	3.79	3.11	10.96	9.73	14.10
	- After extraordinary items	4.10	3.79	3.11	10.96	9.73	14.10
	b) Diluted EPS						
	- Before extraordinary items	4.10	3.79	3.11	10.96	9.73	14.10
	- After extraordinary items	4.10	3.79	3.11	10.96	9.73	14.10

* Not annualised, except year end basic and diluted EPS



Part II

A	Particulars of shareholdings	Quarter Ended			Nine Months Ended		Year Ended
		31/12/2012	30/09/2012	31/12/2011	31/12/2012	31/12/2011	31/03/2012
1	Public shareholding						
	- Number of shares	70,617,247	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%	21.51%
2	Promoters and Promoter Group Shareholding						
	a) Pledged / encumbered						
	- Number of shares	-	-	-	-	-	-
	- Percentage of shares (as a % of the total shareholding of promoters 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	257,616,015
	- Percentage of shares (as a % of the total shareholding of promoters and promoter group)	100.00%	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%	78.49%
B	Investors complaints:						
	Pending at the beginning of the quarter	-					
	Received during the quarter	2					
	Disposed of during the quarter	2					
	Remaining unresolved at the end of the quarter	-					

Notes:

- The above results for the quarter ended December 31, 2012 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on January 19, 2013 and have been subjected to a Limited Review by the Statutory Auditors of the Company.
- 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 may not be representative of the profits / losses for the year.
- Previous period figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current period's classification.



- d) The standalone financial results for the quarter ended December 31, 2012 are summarized below and detailed financial results are also available on the Company's website www.oberoiirealty.com.

Particulars	Quarter Ended			Nine Months Ended		Year Ended
	31/12/2012	30/09/2012	31/12/2011	31/12/2012	31/12/2011	31/03/2012
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
Total revenue (including other income)	19,258	15,453	12,063	54,537	41,618	55,026
Profit before tax	10,764	8,292	6,932	32,958	26,034	34,284
Profit after tax	7,506	5,854	4,795	25,020	19,658	25,493

- e) Unaudited Consolidated Segment wise Revenue, Results and Capital Employed for the quarter ended December 31, 2012:

Particulars	Quarter Ended			Nine Months Ended		Year Ended
	31/12/2012	30/09/2012	31/12/2011	31/12/2012	31/12/2011	31/03/2012
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
Segment Revenue						
(a) Real estate	25,927	23,672	16,227	67,387	50,501	73,411
(b) Hospitality	2,686	2,094	2,500	6,980	6,488	9,057
Total	28,613	25,766	18,727	74,367	56,989	82,468
Less: Inter segment revenue	-	-	-	-	-	-
Net income from operations	28,613	25,766	18,727	74,367	56,989	82,468
Segment Results						
(Profit before tax, interest and unallocable expenditure)						
(a) Real estate	15,929	14,357	10,592	40,904	29,906	45,161
(b) Hospitality	559	103	247	868	296	891
Total	16,488	14,460	10,839	41,772	30,202	46,052
Add/(Less):						
i) Interest and finance charges	(6)	(11)	(7)	(30)	(19)	(31)
ii) Unallocable Income net of Unallocable Expenditure*	2,057	2,285	2,916	7,294	11,614	14,570
Profit before tax	18,539	16,734	13,748	49,036	41,797	60,591
Capital Employed						
(Segment assets less segment liabilities)						
(a) Real estate	244,668	231,185	186,578	244,668	186,578	206,514
(b) Hospitality	36,273	36,705	37,081	36,273	37,081	37,056
Total capital employed in segment	280,941	267,890	223,659	280,941	223,659	243,570
Add: Unallocated capital employed*	128,436	128,041	143,026	128,436	143,026	129,845
Total Capital Employed in the Company	409,377	395,931	366,685	409,377	366,685	373,415

* Unallocated Capital Employed includes temporary surplus. Income earned on temporary investment of the same has been shown in 'Unallocable Income net of Unallocable Expenditure'.

For and on behalf of the board



[Signature]

Vikas Oberoi
Chairman & Managing Director

Mumbai, January 19, 2013



Part I

(Rs. in Lakh, except per share data)

No	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31/12/2012	30/09/2012	31/12/2011	31/12/2012	31/12/2011	31/03/2012
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	a. Net sales/Income from operations	17,429	13,322	9,547	41,453	28,066	38,969
	b. Other operating income	41	47	21	148	112	170
	Total (a+b)	17,470	13,369	9,568	41,601	28,178	39,139
2	Expenditure						
	a. Operating costs	6,315	5,080	3,255	15,434	10,464	14,098
	b. Employee benefits expense	894	910	720	2,671	2,253	3,036
	c. Depreciation and amortisation	595	594	563	1,778	1,646	2,235
	d. Other costs	685	567	587	1,669	1,150	1,304
	Total (a+b+c+d)	8,489	7,151	5,125	21,552	15,513	20,673
3	Profit from operations before other income, interest and exceptional items (1-2)	8,981	6,218	4,443	20,049	12,665	18,466
4	Other income	1,788	2,084	2,495	12,936	13,440	15,887
5	Profit before interest and exceptional items (3+4)	10,769	8,302	6,938	32,985	26,105	34,353
6	Interest and finance charges	5	10	6	27	17	26
7	Profit after interest but before prior period/exceptional items (5-6)	10,764	8,292	6,932	32,958	26,088	34,327
8	Prior period income / (expenses)	-	-	-	-	(54)	(43)
9	Profit from ordinary activities before tax (7+8)	10,764	8,292	6,932	32,958	26,034	34,284
10	Tax expense	3,258	2,438	2,137	7,938	6,376	8,791
11	Net profit from ordinary activities after tax (9-10)	7,506	5,854	4,795	25,020	19,658	25,493
12	Extraordinary item (net of tax expense)	-	-	-	-	-	-
13	Net profit for the period (11-12)	7,506	5,854	4,795	25,020	19,658	25,493
14	Paid-up equity share capital (Face value of Rs.10 each)	32,823	32,823	32,823	32,823	32,823	32,823
15	Reserves and surplus (excluding revaluation reserves)						191,683
16	Earnings per share (EPS)*						
	a) Basic EPS						
	- Before extraordinary items	2.29	1.78	1.46	7.62	5.99	7.77
	- After extraordinary items	2.29	1.78	1.46	7.62	5.99	7.77
	b) Diluted EPS						
	- Before extraordinary items	2.29	1.78	1.46	7.62	5.99	7.77
	- After extraordinary items	2.29	1.78	1.46	7.62	5.99	7.77

* Not annualised, except year end basic and diluted EPS

Part II

A	Particulars of shareholdings	Quarter Ended			Nine Months Ended		Year Ended
		31/12/2012	30/09/2012	31/12/2011	31/12/2012	31/12/2011	31/03/2012
1	Public shareholding						
	- Number of shares	70,617,247	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%	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	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%	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%	78.49%



Notes:

- a) The above results for the quarter ended December 31, 2012 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on January 19, 2013 and have been subjected to a Limited Review by the Statutory Auditors of the Company.
- b) 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 may not be representative of the profits / losses for the year.
- c) Previous period figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current period's classification.
- d) Unaudited Standalone Segment wise Revenue, Results and Capital Employed for the quarter ended December 31, 2012:

Particulars	Quarter Ended			Nine Months Ended		(Rs. in Lakh)
	31/12/2012	30/09/2012	31/12/2011	31/12/2012	31/12/2011	Year Ended
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
Segment Revenue						
(a) Real estate	14,784	11,275	7,068	34,621	21,690	30,082
(b) Hospitality	2,686	2,094	2,500	6,980	6,488	9,057
Total	17,470	13,369	9,568	41,601	28,178	39,139
Less: Inter segment revenue	-	-	-	-	-	-
Net income from operations	17,470	13,369	9,568	41,601	28,178	39,139
Segment Results						
(Profit before tax, interest and unallocable expenditure)						
(a) Real estate	8,534	6,308	4,269	19,598	12,574	17,858
(b) Hospitality	559	104	247	868	296	926
Total	9,093	6,412	4,516	20,466	12,870	18,784
Add/(Less):						
i) Interest and finance charges	(5)	(10)	(6)	(27)	(17)	(26)
ii) Unallocable Income net of Unallocable Expenditure*	1,676	1,890	2,422	12,519	13,181	15,526
Profit before tax	10,764	8,292	6,932	32,958	26,034	34,284
Capital Employed						
(Segment assets less segment liabilities)						
(a) Real estate	90,868	86,090	58,487	90,868	58,487	62,166
(b) Hospitality	28,108	28,538	28,922	28,108	28,922	28,885
Total capital employed in segment	118,976	114,628	87,409	118,976	87,409	91,051
Add: Unallocated capital employed*	131,616	128,457	138,891	131,616	138,891	133,455
Total Capital Employed in the Company	250,592	243,085	226,300	250,592	226,300	224,506

* Unallocated Capital Employed includes temporary surplus. Income earned on temporary investment of the same has been shown in 'Unallocable Income net of Unallocable Expenditure'.

For and on behalf of the board



[Signature]

Vikas Oberoi
Chairman & Managing Director

Mumbai, January 19, 2013



To,
The Board of Directors,
Obero Realty Limited
'Commerz', 3rd Floor,
International Business Park,
Oberoi Garden City,
Off. Western Express Highway,
Goregaon (East),
Mumbai 400 063.

Dear Sir,

Sub: Limited Review Report on the unaudited consolidated financial results of Oberoi Realty Limited for the quarter ended 31st December, 2012

We have reviewed the accompanying statement of Unaudited Consolidated Financial Results of Oberoi Realty Limited ("the Company"), its subsidiaries and jointly controlled entities (the Company, its subsidiaries and jointly controlled entities constitute ("the Group") for the quarter and nine months ended 31st December, 2012 which are included in the accompanying 'Statement of Unaudited Consolidated Financial Results for the Quarter and nine months ended 31st December 2012 except for the disclosures regarding 'Public Shareholding' & 'Promoter and Promoter Group Shareholding' and status of investor complaints which have been traced from the confirmations received from the Management and Registrar & Transfer Agent respectively and have not been reviewed by us. This Statement is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to issue a report on these financial statements based on our review.

We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" 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 misstatements.

A review is limited primarily to inquiries of Company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

The financial statements reflects the Group's share of Revenues of Rs. 0.05 Lakh and Net Loss of Rs. 0.01 Lakh for the quarter ended 31st December, 2012 and Net Assets of Rs. 29.02 Lakhs as at 31st December, 2012 in respect of one of the Jointly Controlled Entities which has not been reviewed by us. Financial Statements of this entity has been reviewed by the other auditor and their report has been considered by us. Our opinion on the statement to the extent they have been derived from such financial statement is based solely on the report of such other auditor.



Based on our review conducted as stated 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 referred to in section 211 (3C) of the Companies Act, 1956 and other recognised accounting practices and policies has not disclosed the information required to be disclosed in terms of Clause 41 of the Listing Agreement including the manner in which it is to be disclosed, or that it contains any material misstatement.

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


P. S. Shah
Partner
Membership No. 44611
Mumbai, 19th January 2013



To,
The Board of Directors,
Obero Realty Limited
'Commerz', 3rd Floor,
International Business Park,
Oberoi Garden City,
Off. Western Express Highway,
Goregaon (East),
Mumbai 400 063.

Dear Sir,

Sub: Limited Review Report on the unaudited standalone financial results of Oberoi Realty Limited for the quarter ended 31st December, 2012

We have reviewed the accompanying statement of unaudited financial results of **Obero Realty Limited** ("the Company") for the quarter and nine months ended 31st December, 2012 which are included in the accompanying 'Statement of Standalone Unaudited Financial Results for the Quarter and nine months ended 31st December, 2012' except for the disclosures regarding 'Public Shareholding' & 'Promoter and Promoter Group Shareholding' and status of investor complaints which have been traced from the confirmations received from the Management and Registrar & Transfer Agent respectively and have not been reviewed by us. This Statement is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to issue a report on these financial statements based on our review.

We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, "Review of the Interim Financial Information Performed by the Independent Auditor of the Entity", 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 these financial statements are free of material misstatements.

A review is limited primarily to inquiries of Company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

Based on our review conducted as stated 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 referred to in section 211 (3C) of the Companies Act, 1956 and other recognised accounting practices and policies has not disclosed the information required to be disclosed in terms of Clause 41 of the Listing Agreement including the manner in which it is to be disclosed, or that it contains any material misstatement.

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


P. S. Shah
Partner
Membership No. 44611
Mumbai, 19th January 2013

